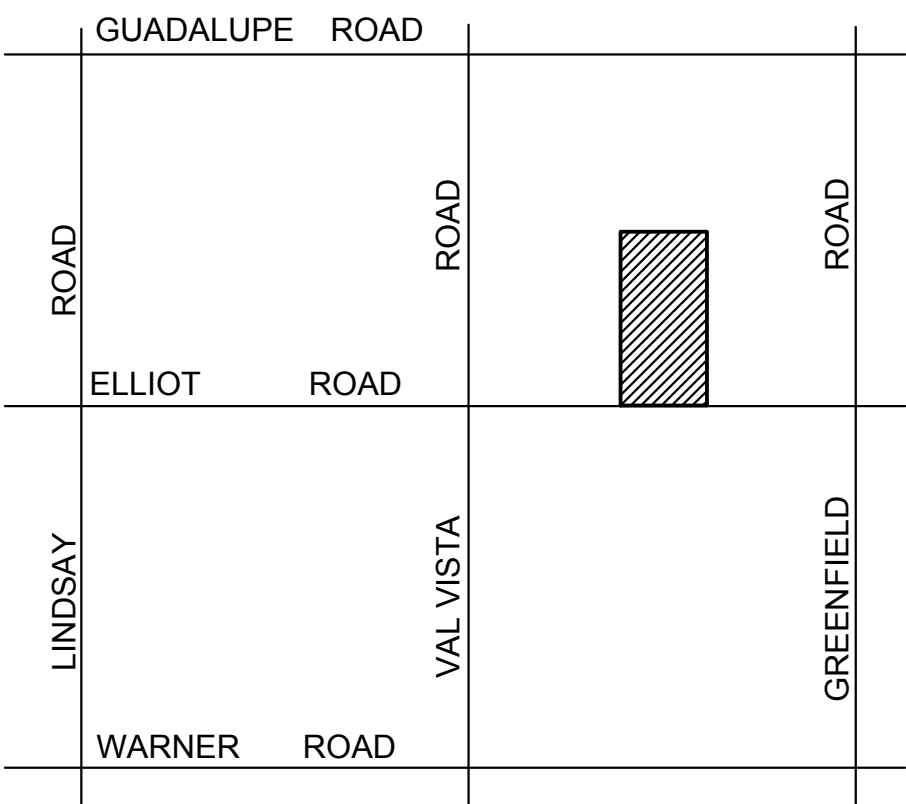


VICINITY MAP

N.T.S.



GENERAL NOTES

NOTE: OWNER REFERS TO THE TOWN OF GILBERT

- ALL LANDSCAPE WORK TO CONFORM TO THE MOST CURRENT VERSION OF THE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" AND DETAILS AND CURRENT REVISIONS THERETO, TOGETHER WITH THE TOWN OF GILBERT LAND DEVELOPMENT CODE, STANDARD DETAILS AND SUPPLEMENT TO M.A.G., AND THE SPECIAL PROVISIONS. IF ANY DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE DOCUMENTS LISTED ABOVE, THE DRAWINGS SHALL PREVAIL OR SHALL BE AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO STARTING ANY WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT AND INSPECT THE JOB SITE PRIOR TO BIDDING, TO THOROUGHLY STUDY THESE CONTRACT DOCUMENTS IN THEIR ENTIRETY, AND TO FULLY AND COMPLETELY ESTIMATE THE EXTENT OF THE PROJECT WORK TO BE COMPLETED. NO ADDITIONAL COMPENSATION WILL BE PERMITTED FOR FAILURE TO COMPLETELY ASCERTAIN ALL ASPECTS OF THE PROJECT.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY OF EXISTING CONDITIONS WHICH ADVERSELY IMPACT CONTRACTOR'S ABILITY TO COMPLETE IMPROVEMENTS INDICATED ON PLANS.
- CONTRACTOR SHALL REVIEW AND FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES AND SUBSURFACE SYSTEMS PRIOR TO STARTING ANY EXCAVATIONS OR UNDERGROUND WORK.
- CONTRACTOR SHALL VERIFY WITH OWNER'S REPRESENTATIVE ALL LANDSCAPE WORK SEQUENCING AND SCHEDULING AND SHALL SUBMIT VERIFICATION THAT ALL PLANT MATERIAL HAS BEEN SECURED AND IS AVAILABLE FOR REVIEW PRIOR TO STARTING ANY WORK.
- BASE INFORMATION PROVIDED DERIVED FROM TOWN OF GILBERT G.I.S. DATA & AERIAL PHOTOS BOTH PROVIDED BY THE TOWN OF GILBERT.
- LANDSCAPING SUBGRADE ($\pm .10$ TOLERANCE) TO BE PROVIDED BY THE LANDSCAPE CONTRACTOR AS FOLLOWS:
 - ROCK GROUND COVER AREAS: 2" BELOW FINISH GRADE TO ALLOW FOR INSTALLATION OF 2" MINIMUM DEPTH ROCK GROUND COVER.
 - ALL SITE LANDSCAPE AREAS DESIGNATED FOR ROCK GROUND COVER SHALL BE FINISH GRADED PRIOR TO THE START OF ANY LANDSCAPE INSTALLATIONS. TOP OF ROCK GROUND COVER TO BE MIN. 1" BELOW TOP OF ADJACENT PAVEMENT OR CURB SURFACE.
- CALL BLUE STAKE (602)263-1100) TO LOCATE UNDERGROUND UTILITIES BEFORE STARTING ANY UNDERGROUND WORK.
- NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANTING OR IRRIGATION PLANS WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWN OF GILBERT.
- ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY PLANT MATERIAL TO BE IN COMPLIANCE WITH THE CURRENT DEPARTMENT OF WATER RESOURCES LOW WATER USE APPROVED PLANT LIST.
- PRIOR TO THE START OF ANY LANDSCAPE CONSTRUCTION ACTIVITY, CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, AT A MINIMUM, A SAMPLE OR MANUFACTURER'S PRODUCT DATA SHEET OF THE FOLLOWING ITEMS, FOR REVIEW AND APPROVAL (NOTE: ADDITIONAL SUBMITTALS MAY BE REQUIRED UPON REQUEST BY THE LANDSCAPE ARCHITECT)(REFER TO SPECIFICATIONS):
 - LANDSCAPE ITEMS-** *PLANT MATERIAL VERIFICATION SOURCE LIST; FERTILIZER AND FERTILIZER TABLET; COMPLETE TREE STAKING MATERIALS INCLUDING STAKES, WIRES, & RUBBER HOSE; BOULDER SAMPLES WHERE CALLED FOR; PRE-EMERGENT; ANY NEW BRICK FOR HEADER AND ROCK GROUND COVER MATERIAL SAMPLES (MIN. 2 POUNDS EACH TYPE).
*ALL LANDSCAPE PLANT MATERIAL SHALL BE REVIEWED AND APPROVED AT THE NURSERY BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
 - LANDSCAPE IRRIGATION ITEMS-** THE FOLLOWING IRRIGATION SUBMITTAL SAMPLES AND/OR MATERIAL PRODUCT DATA SHEETS SHALL BE PROVIDED FOR REVIEW. BACK FLOW PREVENTER ENCLOSURE; CONTROLLER WITH WALL MOUNTED CABINET ENCLOSURE; CONTROL VALVES; BALL VALVES; PRESSURE REGULATOR; FILTER; EACH TYPE OF VALVE BOXES (ALL SIZES); ALL PVC PIPE INCLUDING PVC FLEX HOSE AND 1/4" POLY DISTRIBUTION TUBING. ALL REQUIRED PVC PRIMER AND CEMENT INCLUDING TYPE 795 CEMENT FOR FLEX HOSE; EMITTERS; BUBBLERS; AND HEADS-ALL TYPES AND SIZES; WIRE; WIRE CONNECTORS, WATER SERVICE PRESSURE AND POWER SERVICE VERIFICATION.
- CONTRACTOR IS REQUIRED TO PROVIDE A MINIMUM OF 72-HOUR PRIOR NOTIFICATION TO SCHEDULE ALL REQUIRED FIELD REVIEWS AND SITE INSPECTIONS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING "AS BUILTS" OF THE LANDSCAPE AND IRRIGATION SYSTEM INSTALLATION PER SPECIFICATIONS. AS BUILT DRAWINGS SHALL BE KEPT CURRENT AS CONSTRUCTION PROGRESSES AND SHALL BE COMPLETED AND SUBMITTED AT PROJECT SUBSTANTIAL COMPLETION.

LANDSCAPE NOTES

- VERIFY ALL LAYOUT AND GRADING WITH THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.
- LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS SHOWN ON THE PLANS WHICH ARE BOUNDED BY THE FENCE/WALLS OR PROPERTY LINES ADJACENT TO THE ROADWAYS INCLUDING ALL ADJACENT PUBLIC RIGHT-OF-WAY, COMMON OPEN SPACE TRACTS, AND ANY ADJACENT PROPERTIES OUTSIDE THESE LIMITS WHICH ARE DISTURBED BY ANY CONSTRUCTION ACTIVITY UNDER THIS CONTRACT.
- ALL EXISTING LANDSCAPE AREAS OUTSIDE THE SITE AREA DEFINED ABOVE WHICH ARE DISTURBED BY ANY ACTIVITY UNDER THIS CONTRACT SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AND TO THE SATISFACTION OF THE TOWN OF GILBERT AT CONTRACTOR'S EXPENSE. SEE PROTECTION/RESTORATION NOTES THIS SHEET.
- THE CONTRACTOR SHALL PROVIDE PAINTED, FLAGGED AND/OR STAKED LAYOUT OF HEADER AND ALL PLANTING LOCATIONS AS APPLICABLE FOR REVIEW AND ADJUSTMENT, IF NECESSARY, BY THE OWNER'S REPRESENTATIVE PRIOR TO STARTING IRRIGATION OR PLANT PIT EXCAVATIONS.
- PLANT QUANTITIES INDICATED ARE FOR GENERAL REFERENCE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ALL QUANTITIES AND MATERIALS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE SYMBOLS SHOWN ON THE PLANS.
- ALL PLANTING AREAS SHOWN TO RECEIVE ROCK GROUND COVER SHALL RECEIVE A 2" MINIMUM LAYER (AFTER SETTLEMENT) OF ROCK GROUND COVER AND FINISH GRADING, AS DESIGNATED, UNLESS OTHERWISE INDICATED.
- ROCK GROUND COVER SHALL BE DECOMPOSED GRANITE AS INDICATED ON PLANS. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR SELECTION AND APPROVAL PRIOR TO ORDERING.
- RIP RAP OR OTHER ROCK SURFACING SHALL ALSO BE CONSIDERED ROCK GROUND COVER WHERE CALLED FOR.
- FOR PROJECTS WITH CONSTRUCTION PERIOD OF 90 DAYS OR LESS, ALL NON-PAVED SITE AREAS INDICATED OR SHOWN TO RECEIVE INSTALLATION OF ROCK GROUND COVER SHALL RECEIVE A MINIMUM OF 2 APPLICATIONS OF PRE-EMERGENT HERBICIDE. FIRST APPLICATION SHALL BE APPLIED AFTER INSTALLATION OF ROCK GROUND COVER AND SECOND APPLICATION SHALL BE JUST PRIOR TO THE END OF THE 90 DAY MAINTENANCE PERIOD.
IF CONSTRUCTION PERIOD EXTENDS BEYOND 90 DAYS, CONTRACTOR MAY BE REQUIRED TO MAKE ADDITIONAL HERBICIDE APPLICATIONS AT THE DISCRETION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE CONTRACT.
ALL HERBICIDE APPLICATIONS SHALL BE MADE BY A LICENSED APPLICATOR IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. PROVIDE LISTING OF MANUFACTURERS WITH CHEMICAL ANALYSIS AND APPLICATORS LICENSE FOR SELECTION AND APPROVAL PRIOR TO STARTING ANY APPLICATIONS.
FIELD VERIFY INSTALLATION LIMITS OF ALL ROCK GROUND COVER AND BOULDERS WITH THE OWNER'S REPRESENTATIVE PRIOR TO STARTING ANY WORK.
WATER SOLUBLE DYE AS APPROVED BY OWNER'S REPRESENTATIVE SHALL BE USED FOR ALL HERBICIDE APPLICATIONS UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
ALL HERBICIDE APPLICATIONS SHALL BE IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE (48 HOURS ADVANCE NOTICE REQUIRED).
- CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS TO BE APPROVED BY THE TOWN OF GILBERT PARKS AND RECREATION DEPARTMENT.
- NO OBJECTS WITHIN THE TOWN OF GILBERT SIGHT TRIANGLES SHALL EXCEED 2 FEET, AND TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.

IRRIGATION NOTES

- CONTRACTOR SHALL REVIEW AND FIELD VERIFY LAYOUT OF ALL IRRIGATION SYSTEM COMPONENTS AND HAVE THE LAYOUT APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY COMPONENTS AND COMPLETING THE INSTALLATION OF A FULLY AUTOMATIC AND OPERATIVE IRRIGATION SYSTEM, AS INDICATED ON THE PLANS, PRIOR TO THE START OF ANY PLANTING OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND INFORMATION SHOWN ON PLANS WHICH AFFECT OPERATION OR LAYOUT OF SYSTEM.
- SYSTEM HAS BEEN DESIGNED WITH A STATIC PRESSURE OF 65 TO 70 PSI. CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO ORDERING MATERIAL OR STARTING IRRIGATION AND NOTIFY CONSULTANT OF ANY DIFFERENCE FROM PRESSURE INDICATED. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.
- WATER SERVICE CONNECTIONS TO THE WATER LINE, WATER METERS, AND BACKFLOW PREVENTER WHERE SHOWN ON THE PLANS ARE EXISTING.
- ALL PIPING AND WIRING PLACED UNDER PAVED AREAS SHALL BE INSTALLED IN SEPARATE SLEEVES WHERE SHOWN ON PLANS. SLEEVE INSTALLATIONS SHALL BE COMPLETED PRIOR TO THE START OF ANY PAVING OPERATIONS. WHERE NECESSARY, VERIFY EXISTING SLEEVE LOCATIONS AND DETERMINE CONDITION AND COMPATIBILITY WITH DESIGN PRIOR TO THE START OF ANY OTHER WORK. SLEEVING BENEATH EXISTING PAVEMENTS SHALL BE INSTALLED BY BORING UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
- NEW GUARDSHACK ENCLOSURE FOR THE BACKFLOW PREVENTER ASSEMBLY TO BE INSTALLED AS PER DETAIL.
- THE IRRIGATION SYSTEM LAYOUT SHOWN ON THE DRAWINGS IS GENERALLY SCHEMATIC. ALL VALVES, COMPONENTS, PIPING, FITTINGS AND EQUIPMENT SHALL BE LOCATED WITHIN LANDSCAPE AREAS UNLESS SLEEVED OR OTHERWISE SHOWN OR APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING NEW IRRIGATION SYSTEM COMPONENTS AND CONNECTIONS WHICH WILL PROVIDE FULL AUTOMATIC OPERATION AND 100% COMPLETE HEAD TO HEAD COVERAGE TO ALL PLANTS AND TURF AREAS AS INDICATED ON THE PLANS WITHOUT RUN-OFF OR OVERTHROW ONTO ANY PAVED SURFACES.

- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY FINAL LOCATION, COORDINATE ACCESS AND MAKE ALL NECESSARY CONNECTIONS FOR THE IRRIGATION CONTROLLER POWER SERVICE AT LOCATION SHOWN ON THE PLANS.
- REFER TO SPECIFICATIONS AND DETAILS FOR INSTALLATIONS PROCEDURES.
- ALL IRRIGATION VALVE BOXES AND EQUIPMENT ENCLOSURES SHALL BE LOCATED OUT OF TURF AREAS IN GRANITE AREAS. WHERE GRANITE AREAS ARE NOT AVAILABLE, VALVE BOXES ONLY, MAY BE LOCATED IN TURF AREAS. VALVE BOXES BOXES IN TURF AREAS SHALL BE GREEN COLOR. ALL OTHER VALVE BOXES SHALL BE BEIGE/TAN TO MATCH GRANITE. ALL VALVE BOXES AND EQUIPMENT ENCLOSURE LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. FIELD VERIFY LOCATIONS PRIOR TO STARTING ANY IRRIGATION SYSTEM INSTALLATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING, FITTINGS AND RISERS TO EACH PLANT EMITTER AS SPECIFIED AND AS DETAILED, WHETHER OR NOT PIPING IS SHOWN ON THE PLANS.
- UNLESS OTHERWISE NOTED ON IRRIGATION PLANS, ALL EXISTING AT GRADE OR ABOVE GRADE IRRIGATION COMPONENTS TO BE REMOVED. SALVAGE EXISTING CONTROLLER, VALVES AND ROTORS AND RETURN TO TOWN OF GILBERT PARKS. REMOVE AND DISPOSE OF VALVE BOXES, BUBBLERS, RISER LINES AND EMITTER DISTRIBUTION LINES.
ALL EXISTING IRRIGATION BELOW GRADE (PVC PIPING) TO BE ABANDONED IN PLACE, UNLESS DISTURBED DURING NEW CONSTRUCTION. REMOVE AND DISPOSE AS NECESSARY.
- ALL IRRIGATION LINES AND WIRING MUST BE INSPECTED BY TOWN OF GILBERT PARKS REPRESENTATIVE BEFORE BACKFILLING.
- "BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE AN UP-TO-DATE LIST OF CERTIFIED TESTERS FROM WHICH TO BE SELECTED. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER."

PROTECTION / RESTORATION NOTES

- RESTORATION OF LANDSCAPE AREAS WILL BE BASED ON THE LIMIT OF DISTURBANCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LIMITS OF RESTORATION AND PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE REQUIRED REPAIR WORK AS NOTED AND IN ACCORDANCE WITH M.A.G. SECTION 107.9.
- RESTORATION SHALL INCLUDE BUT IS NOT LIMITED TO THE COMPLETE RESTORATION OF ALL DISTURBED LANDSCAPE SURFACES, INCLUDING INSTALLATION OF NEW OR REPLACEMENT IRRIGATION SYSTEMS AND PLANTS AS WELL AS ALL FINISH GRADING AND ROCK GROUND COVER TO MATCH ADJACENT UNDISTURBED LANDSCAPE AREAS.
- LIMIT OF RESTORATION SHALL BE DETERMINED BY THE LIMIT OF DISTURBANCE OR EXTENT OF WORK NECESSARY TO COMPLETE THE REQUIRED RESTORATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY PROTECTIVE DEVICES TO PREVENT OR RESTRICT ENCROACHMENT OF OPERATIONS OR TRAFFIC FROM ACCESS AND DISTURBANCE OF ANY ADJACENT AREAS NOT SHOWN TO BE DISTURBED AS A RESULT OF WORK UNDER THIS CONTRACT.
- ANY AND ALL PLANTS, NOT DESIGNATED TO BE REMOVED, WHICH ARE DISTURBED OR DAMAGED AS A RESULT OF WORK UNDER THIS CONTRACT SHALL BE REPLACED WITH A PLANT OF EQUAL OR BETTER QUALITY AND OF THE SAME SIZE AND SPECIES AS THE ORIGINAL EXISTING PLANT UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.

MAINTENANCE

- CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL LANDSCAPE AREAS INCLUDED IN THE CONTRACT INCLUDING ALL NEW, RESTORED, AND EXISTING TURF AREAS; ALL NEW AND EXISTING PLANT MATERIAL TO REMAIN DURING THE PROGRESS OF THE WORK UNTIL SUBSTANTIAL PROJECT COMPLETION AND FOR A MINIMUM PERIOD OF 90 DAYS THEREAFTER. MAINTENANCE SHALL INCLUDE IRRIGATING, FERTILIZING, WEEDING, MOWING, RAKING, SPRAYING, PRUNING/ TRIMMING, RESETTling UNSTABLE PLANTS, RE-STAKING, DISPOSING OF ALL DEBRIS, AND PERFORMING ALL NECESSARY WORK TO KEEP THE PROJECT IN NEAT, CLEAN, SAFE, WEED FREE CONDITION AND TO ASSURE HEALTHY PLANT AND TURF GROWTH. MAINTENANCE PERIOD MAY BE EXTENDED FOR FAILURE TO COMPLETE ALL WORK AND CORRECT ALL PREVIOUSLY NOTED DEFICIENCIES. CONTRACTOR SHALL INSPECT PLANTS AND PERFORM ALL APPROPRIATE MAINTENANCE AT LEAST ONCE PER WEEK IN ACCORDANCE WITH TOWN OF GILBERT STANDARDS.
- MAINTENANCE AND PROTECTION OF EXISTING PLANT MATERIAL, LANDSCAPE, AND TURF AREAS: EXISTING PLANT MATERIAL AND TURF AREAS TO REMAIN ARE INDICATED ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY EXISTING PLANT MATERIAL OR TURF AREAS INDICATED TO REMAIN WHICH ARE NOT SURVIVING OR IN POOR CONDITION PRIOR TO STARTING WORK. IF CONTRACTOR FAILS TO PROVIDE SUCH NOTIFICATION, THEY WILL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING PLANT MATERIAL AND TURF AREAS TO REMAIN AND PROVIDING RESTORATION OR REPLACEMENTS FOR THOSE THAT DO NOT SURVIVE. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL PRECAUTIONS TO PRESERVE AND PROTECT AND FOR FURNISHING CARE AND MAINTENANCE DEEMED NECESSARY TO INSURE THE SURVIVAL, HEALTH AND VIGOR OF EXISTING PLANT MATERIAL AND TURF AREAS TO REMAIN INCLUDING BUT NOT LIMITED TO WATERING, MOWING, SPRAYING, PRUNING/ TRIMMING, AND ALL OTHER WORK REQUIRED FOR THE SATISFACTORY GROWTH AND DEVELOPMENT OF THE TURF AND PLANT MATERIAL. THE CONTRACTOR SHALL MAINTAIN THIS MATERIAL FOR THE DURATION OF THE PROJECT UNTIL THE WORK IS ACCEPTED AND FOR A PERIOD OF 90 DAYS THEREAFTER. ANY EXISTING PLANT MATERIAL OR TURF AREA WHICH IS DAMAGED OR DESTROYED OR DOES NOT SURVIVE DUE TO NEGLIGENCE BY THE CONTRACTOR SHALL BE REPLACED WITH MATERIAL OF LIKE AND KIND AND SIZE AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM AND MAKE ANY NECESSARY REPAIRS, REPLACEMENTS, OR ADJUSTMENTS REGARDLESS OF CAUSE TO ASSURE A COMPLETE AND OPERATIONAL SYSTEM AND COMPLETE 100% UNIFORM HEAD TO HEAD COVERAGE TO THE NEW AND EXISTING PLANTINGS AND LAWN AREAS.
- 1 WEEK PRIOR TO THE END OF THE MAINTENANCE PERIOD, AND ONCE OWNER'S REPRESENTATIVE AGREES ALL LANDSCAPE AREAS ARE GRADED SMOOTH AND WEED FREE, LAWN AREAS AND PLANT MATERIALS ARE IN SATISFACTORY GROWING CONDITION, AND AUTOMATED IRRIGATION SYSTEM IS FULLY OPERATIONAL, WITH COMPLETE 100% UNIFORM HEAD TO HEAD COVERAGE TO ALL LANDSCAPE PLANTINGS AND LAWN AREAS, IMPACTED BY THIS PROJECT, PROJECT WILL BE ACCEPTED AND TOWN OF GILBERT MAINTENANCE WILL BEGIN.
- CONTRACTOR WILL GUARANTEE TURF AND PLANT MATERIALS AS FOLLOWS: TURF, 1 AND 5 GALLON PLANTS- 90 DAYS FROM DATE OF SUBSTANTIAL COMPLETION OR UNTIL SATISFACTORY COMPLETION OF CONTRACTOR MAINTENANCE PERIOD, WHICHEVER IS LATER.
TREES- 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION. AT NO ADDITIONAL COST TO THE OWNER, REPLACE IN KIND AND SIZE TURF OR PLANT MATERIALS NOT SURVIVING OR IN POOR CONDITION.
- CONTRACTOR WILL GUARANTEE INSTALLED PORTION OF IRRIGATION SYSTEM FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- AFTER SATISFACTORY COMPLETION OF CONTRACTOR MAINTENANCE PERIOD, THE TOWN OF GILBERT WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE LANDSCAPING IN ACCORDANCE WITH APPROVED PLANS.

LANDSCAPE MATERIALS LIST

SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARKS
	TREES			
	CAESALPINIA CACALACO 'SMOOTHIE' THORNLESS CASCALOTE	24" BOX	4	MULTI/ LOW BREAKER UPRIGHT FORM 6.0' HT. x 4.0' W. x 1.0" CAL.
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	15 GAL./24"BOX	4/2	MULTI/ LOW BREAKER UPRIGHT FORM 4.0' HT. x 3.0' W. x .75" CAL. 6.0' HT. x 5.0' W. x 1.75" CAL.
	SOPHORA SECUNDFLORA TEXAS MOUNTAIN LAUREL	15 GAL.	4	MULTI/ LOW BREAKER UPRIGHT FORM 3.0' HT. x 1.0' W. x .75" CAL.
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX	3	SINGLE STRAIGHT MAIN LEADER 8.0' HT. x 3.0' W. x 1.25" CAL.
	SHRUBS, GROUND COVERS, AND ACCENTS			
	AGAVE DESMETTIANA AGAVE	5 GAL.	4	
	BOUGAINVILLEA 'LA JOLLA' BOUGAINVILLEA	5 GAL.	3	
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	5 GAL.	10	
	CHRYSACTINIA MEXICANA DAMIANITA	1 GAL.	96	
	ERMOPHILA MACULATA 'VALENTINE' EMU BUSH	5 GAL.	103	
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	26	
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	136	
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' SAGE	5 GAL.	44	
	MUHLenbergia CAPILLARIS 'REGAL MIST' PINK MUHLY	5 GAL.	36	
	MUHLenbergia RIGIDA 'NASHVILLE' MUHLY GRASS	5 GAL.	121	
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' DWARF ROSEMARY	1 GAL.	59	
	RUPELLIA BRITTONIANA 'KATIE' KATIE RUPELLIA	1 GAL.	101	
	RUPELLIA PENINSULARIS DESERT RUPELLIA	5 GAL.	60	
	TETRANEURIS ACAULIS ANGELITTA DAISY	1 GAL.	54	
	TURF-SOD 'MIDIRON' OVERSEEDED WITH RYE IF PLANTED OUT OF SEASON		3,898 S.F.	
	ANNUALS BY SEASON- 6" O.C.		50 S.F.	
	NEW/ RESTORE BRICK HEADER- MATCH EXISTING USE SALVAGED BRICK FROM SITE. SUPPLEMENT AS REQUIRED		236 LIN. FT.	
	ROCK GROUND COVER DECOMPOSED GRANITE, INSTALL 2" MIN. DEPTH IN ALL LANDSCAPE PLANTING AREAS. COLOR: 1/2" SCREENED SUBMIT SAMPLE FOR APPROVAL PRIOR TO ORDERING.		34,578 S.F.	
	EXISTING TREE LEGEND + EXISTING TREE TO REMAIN A=ASH TREE B=BOTTLE TREE C=ORANGE TREE F=PINE TREE E=ELM TREE S=SISSOO TREE EXISTING PALM TREE TO REMAIN			
	EXISTING BOULDER TO REMAIN- RESET TO BURY 1/3 AS REQUIRED			

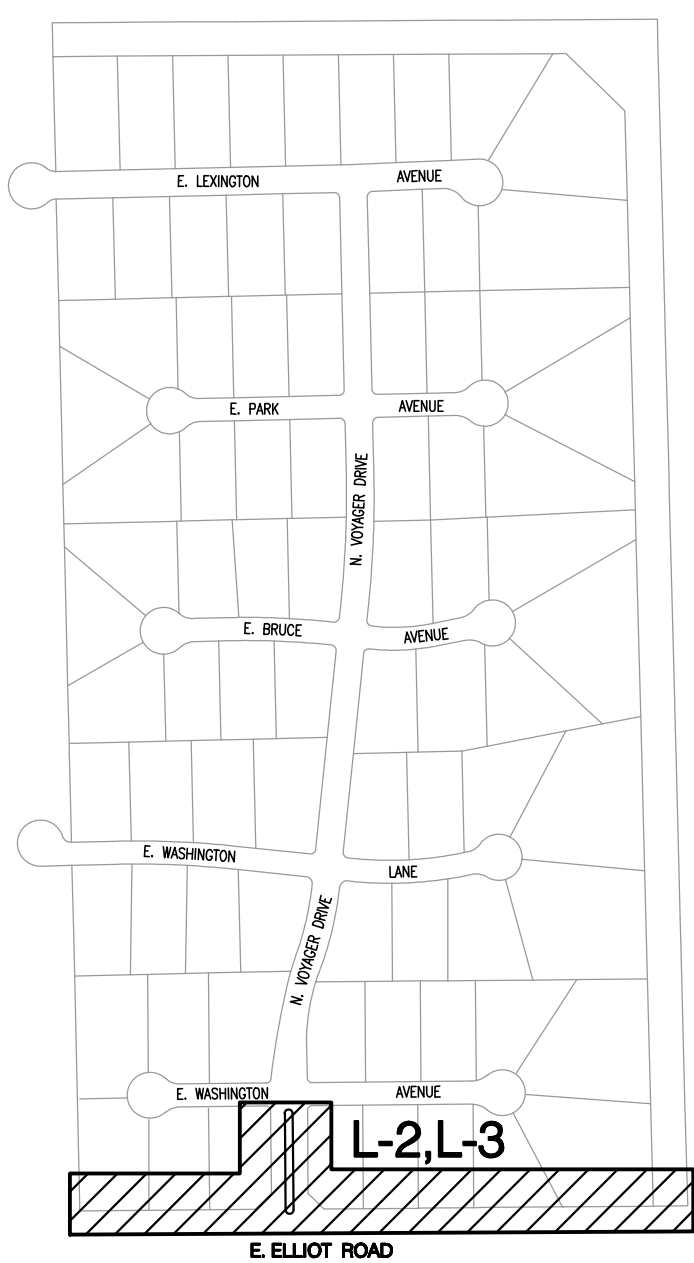
WALL LEGEND NOTES

- EXISTING STUCCO AND PAINTED THEME WALL WITH BRICK VENEER COLUMNS MAINTAINED BY THE TOWN OF GILBERT
- EXISTING STUCCO AND PAINTED WALL MAINTAINED BY THE TOWN OF GILBERT

IRRIGATION MATERIALS LIST

SYMBOL	DESCRIPTION
	EXISTING WATER METER TO REMAIN (SIZE AND LOCATION AS SHOWN ON PLANS)
	EXISTING BACKFLOW PREVENTER TO REMAIN (SEE PLANS FOR LOCATION) WITH NEW GUARDSHACK ENCLOSURE
	NEW SCHEDULE 40 PVC SLEEVE (ALL PIPING AND WIRING UNDER PAVEMENT TO BE SLEEVED) (SIZE AS NOTED)
	NEW MAINLINE SCHEDULE 40 PVC - 2-1/2" AND SMALLER (SIZE AS NOTED)
	NEW ISOLATION VALVE - ASAHI TYPE 21 TRUE UNION BALL VALVE -2-1/2" AND SMALLER (LINE SIZE) (SEE DETAIL).
	NEW EMITTER VALVE MANIFOLD ASSEMBLY INCLUDES: RAINBIRD PEB ELECTRIC REMOTE CONTROL VALVE, LINE SIZE WITH ASAHI TYPE 21 TRUE UNION BALL VALVE ON INLET; AG PRODUCTS 4E PLASTIC SPIN CLEAN FILTER WITH 150 MESH SCREEN; AND SENNINGER LOW FLOW PRESSURE REDUCING VALVE (FOR FLOWS 1-8 GPM) (PRL-30) OR MEDIUM FLOW PRESSURE REDUCING VALVE (FOR FLOWS 2-20 GPM) (PMR-MF-30) - 3/4" PRESET AT 30 PSI (SEE DETAIL).
	NEW REMOTE CONTROL VALVE - (SIZE PER PLAN) RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL VALVE WITH LINE SIZE ASAHI TYPE 21 TRUE UNION BALL VALVE ON INLET.
	NEW LATERAL (SIZE PER SCHEDULE), CLASS 200 PVC PIPE
	NEW 3/4" DRIP LATERAL, CLASS 200 PVC PIPE (UNLESS OTHERWISE NOTED ON PLANS)
	NEW 3/4" DRIP LATERAL, CLASS 200 PVC PIPE (UNLESS OTHERWISE NOTED ON PLANS)
	HUNTER PRS40 - 4" POP UP TURF SPRAY HEADS MP ROTATOR MP1000 FOR 8' TO 13' RADIUS MP2000 FOR 14' TO 20' RADIUS
	NEW MULTI OUTLET EMITTER - BOWSMITH ML200 SERIES - (1.0 AND 2.0 GPH OUTLETS @ 20 PSI) (TREES) WITH SWIVEL OUTLET 90° ELBOWS FOR EACH DISTRIBUTION TUBE (SEE DETAILS AND SCHEDULE)
	NEW SINGLE OUTLET EMITTER - BOWSMITH SL200 SERIES - (1.0 GPH OUTLETS @ 20 PSI) (SHRUBS) (SEE DETAIL AND SCHEDULE)
	DRIP SYSTEM FLUSH PLUG OUTLET (SEE DETAIL)
	RAINBIRD 1401 (25 gpm) PRESSURE COMPENSATING FULL-CIRCLE BUBBLER
	ELECTRIC SOLID STATE CONTROLLER, RAINMASTER RME SENSAR II-SIZE AS NOTED ON PLANS. PROVIDE WITH HEAVY DUTY LIGHTNING/SURGE PROTECTION. (WALL MOUNT) WIRING AND ELECTRICAL CONDUIT (SCHEDULE 80, GRAY) FOR CONTROLLER POWER SERVICE CONNECTION. PAINT ALL EXPOSED CONDUIT TO MATCH ADJACENT WALL
	CONTROL VALVE KEY CONTROLLER STATION ASSIGNMENT GPM SIZE ALL WIRING TO BE UL APPROVED #14 MIN. FOR DIRECT BURIAL, SOLID COPPER. INCREASE SIZE AS NECESSARY TO CONDUCT VOLTAGE REQUIRED TO PROVIDE AUTOMATIC OPERATION OF ALL VALVES.
	WHERE PIPING AND WIRING INSTALLATIONS ARE TO BE SLEEVED, INSTALL IN SEPARATE SLEEVES.
	CONTRACTOR TO VERIFY A MINIMUM WATER PRESSURE OF 68 P.S.I. AT WATER SOURCE.

KEYMAP



DESCRIPTION	SHEET NUMBER
LANDSCAPE GENERAL NOTES SHEET	L-1 1 OF 10 THIS SHEET
LANDSCAPE PLANTING PLAN	L-2 2 OF 10
LANDSCAPE IRRIGATION PLAN	L-3 3 OF 10
LANDSCAPE DETAIL SHEET	L-4 4 OF 10
IRRIGATION DETAIL SHEET	L-5 5 OF 10
IRRIGATION DETAIL SHEET	L-6 6 OF 10
LOW VOLTAGE LIGHTING PLAN	L-7 7 OF 10
PLANTING SPECIFICATIONS	L-8 8 OF 10
IRRIGATION SPECIFICATIONS	L-9 9 OF 10
PHASING PLAN	L-10 10 OF 10

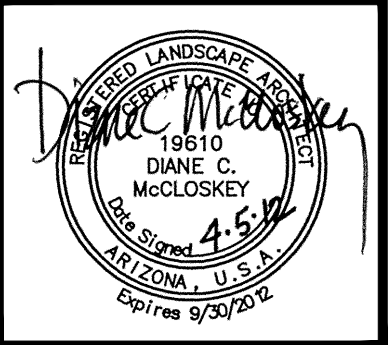
General Notes Sheet

Parkway Improvement District 07-8

CIRCLE G RANCHES VII

PREPARED FOR: Town of Gilbert

McCloskey • Peltz, Inc.
LANDSCAPE ARCHITECTS
One West Elliot Road Suite 110
Tempe, Arizona 85284
Phone: (480) 838-4777
Fax: (480) 831-1774



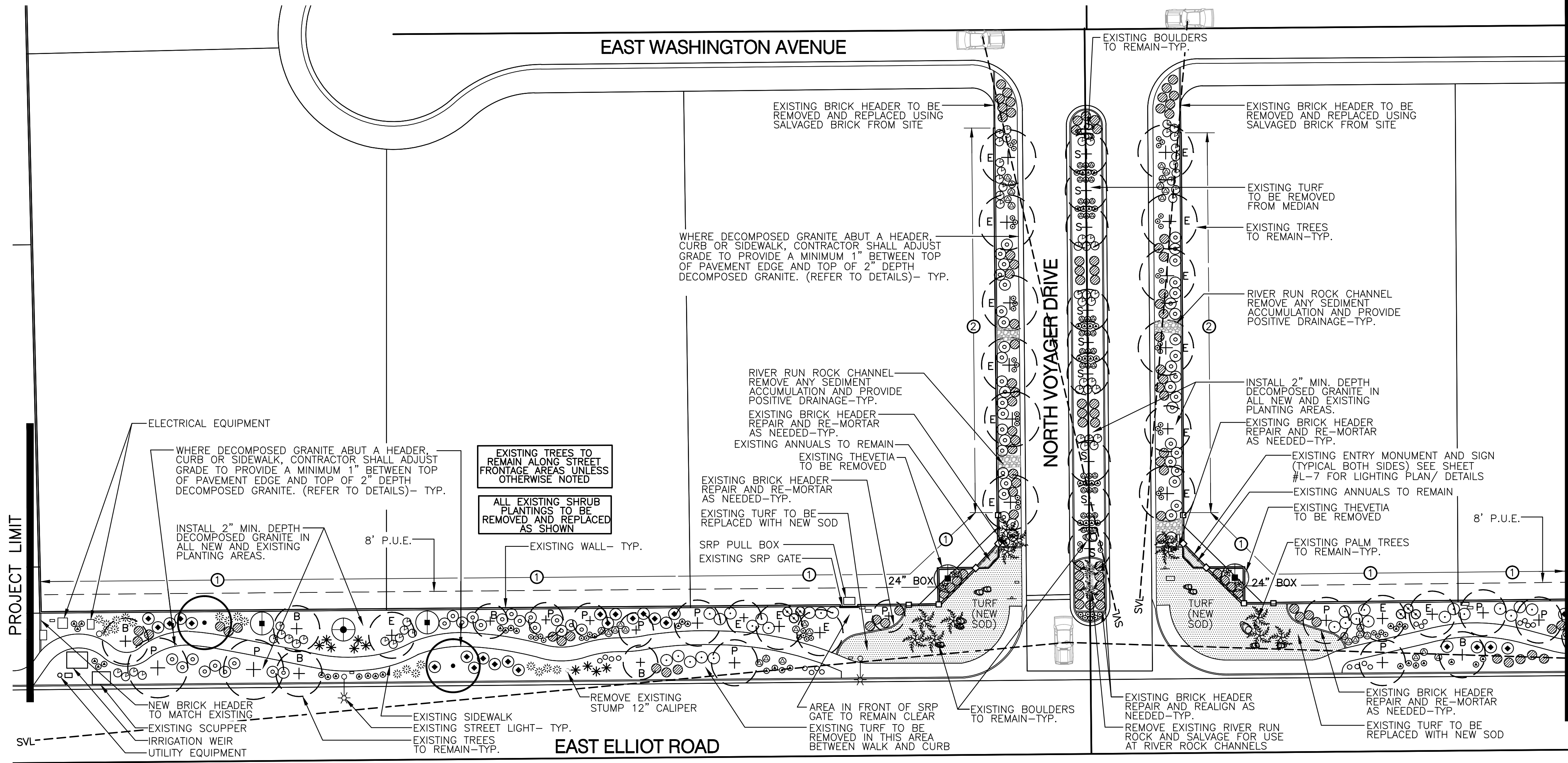
REVISIONS	NO.	DATE	DESCRIPTION

DRAWING NO.

L-1

SHEET 1 OF 10

DESIGNED BY: MPI
DRAWN BY: MPI
CHECKED BY: DCM
PROJECT NO: 06422
DATE: 4/2012



LANDSCAPE MATERIALS LIST

SYM.	BOTANICAL NAME COMMON NAME	SIZE
TREES		
○	CAESALPINIA CACALACO 'SMOOTHIE' THORNLESS CASCALOTE	24" BOX
●	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	15 GAL./24"BOX
⊙	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	15 GAL.
●	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX
SHRUBS, GROUND COVERS, AND ACCENTS		
★	AGAVE DESMETTIANA AGAVE	5 GAL.
▲	BOUGAINVILLEA 'LA JOLLA' BOUGAINVILLEA	5 GAL.
⊙	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	5 GAL.
⊙	CHRYSACTINIA MEXICANA DAMIANITA	1 GAL.
⊙	EREMOPHILA MACULATA 'VALENTINE' EMU BUSH	5 GAL.
★	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.
⊙	LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL.
⊙	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' SAGE	5 GAL.
⊙	MUELENBERGIA CAPILLARIS 'REGAL MIST' PINK MUHLY	5 GAL.
⊙	MUELENBERGIA RIGIDA 'NASHVILLE' MUHLY GRASS	5 GAL.
⊙	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' DWARF ROSEMARY	1 GAL.
⊙	RUELLIA BRITTONIANA 'KATIE' KATIE RUELLIA	1 GAL.
⊙	RUELLIA PENINSULARIS DESERT RUELLIA	5 GAL.
⊙	TETRANEURIS ACAULIS ANGELITA DAISY	1 GAL.
■	TURF-SOD 'MIDIRON' OVERSEEDED WITH RYE IF PLANTED OUT OF SEASON	
■	ANNUALS BY SEASON- 6" O.C.	
—	NEW/ RESTORE BRICK HEADER- MATCH EXISTING USE SALVAGED BRICK FROM SITE. SUPPLEMENT AS REQUIRED	

ROCK GROUND COVER

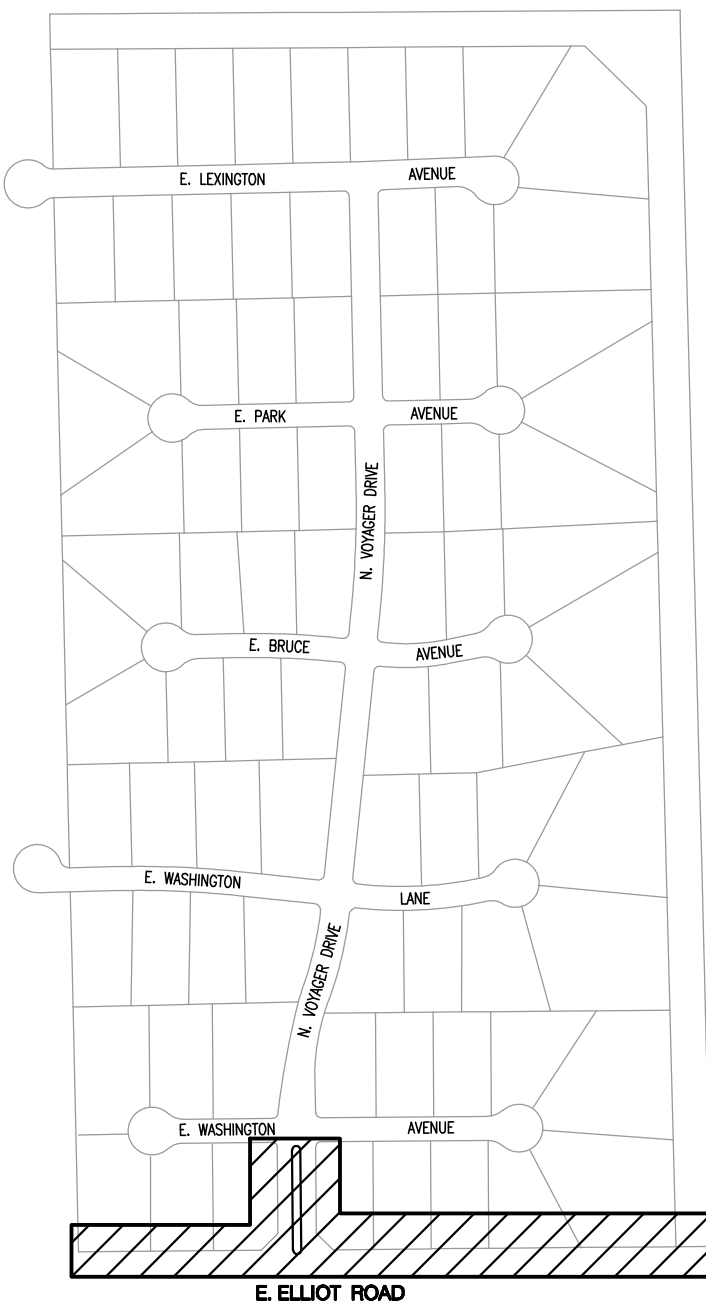
DECOMPOSED GRANITE, INSTALL
2" MIN. DEPTH IN ALL
LANDSCAPE PLANTING AREAS.
COLOR: TO MATCH EXISTING
SIZE: 1/2" SCREENED
SUBMIT SAMPLE FOR APPROVAL
PRIOR TO ORDERING.

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- A=ASH TREE B=BOTTLE TREE
- C=CITRUS TREE P=PINE TREE
- E=ELM TREE S=SISSOO TREE
- J=JACARANDA
- EXISTING PALM TREE TO REMAIN
- EXISTING BOULDER TO REMAIN-
RESET TO BURY 1/3 AS REQUIRED

WALL LEGEND NOTES

- EXISTING STUCCO AND PAINTED THEME
WALL WITH BRICK VENEER COLUMNS
MAINTAINED BY THE TOWN OF GILBERT
- EXISTING STUCCO AND PAINTED WALL
MAINTAINED BY THE TOWN OF GILBERT

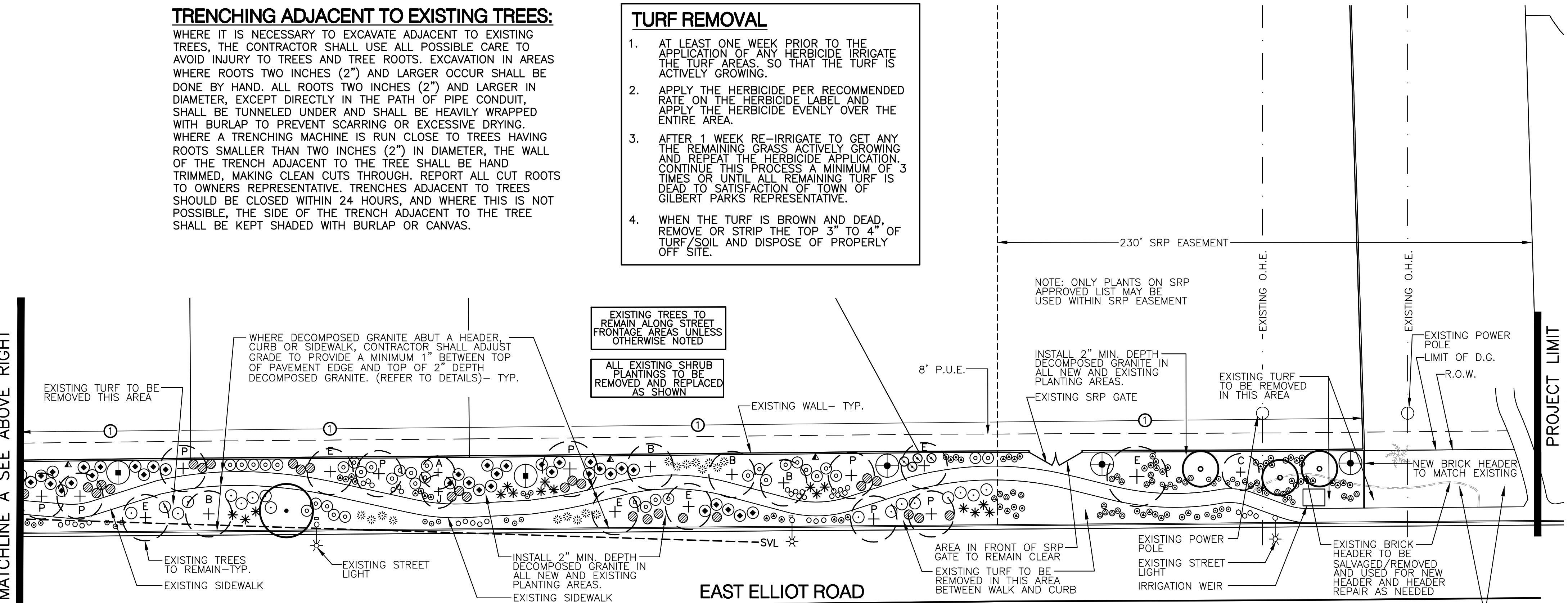


TRENCHING ADJACENT TO EXISTING TREES:

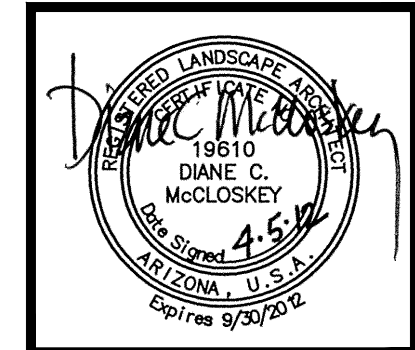
WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE ROOTS TWO INCHES (2") AND LARGER OCCUR SHALL BE DONE BY HAND. ALL ROOTS TWO INCHES (2") AND LARGER IN DIAMETER, EXCEPT DIRECTLY IN THE PATH OF PIPE CONDUIT, SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING. WHERE A TRENCHING MACHINE IS RUN CLOSE TO TREES HAVING ROOTS SMALLER THAN TWO INCHES (2") IN DIAMETER, THE WALL OF THE TRENCH ADJACENT TO THE TREE SHALL BE HAND TRIMMED, MAKING CLEAN CUTS THROUGH. REPORT ALL CUT ROOTS TO OWNERS REPRESENTATIVE. TRENCHES ADJACENT TO TREES SHOULD BE CLOSED WITHIN 24 HOURS, AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

TURF REMOVAL

- AT LEAST ONE WEEK PRIOR TO THE APPLICATION OF ANY HERBICIDE, IRRIGATE THE TURF AREAS, SO THAT THE TURF IS ACTIVELY GROWING.
- APPLY THE HERBICIDE PER RECOMMENDED RATE ON THE HERBICIDE LABEL AND APPLY THE HERBICIDE EVENLY OVER THE ENTIRE AREA.
- AFTER 1 WEEK RE-IRRIGATE TO GET ANY THE REMAINING GRASS ACTIVELY GROWING AND REPEAT THE HERBICIDE APPLICATION. CONTINUE THIS PROCESS A MINIMUM OF 3 TIMES OR UNTIL ALL REMAINING TURF IS DEAD TO SATISFACTION OF TOWN OF GILBERT PARKS REPRESENTATIVE.
- WHEN THE TURF IS BROWN AND DEAD, REMOVE OR STRIP THE TOP 3" TO 4" OF TURF/SOIL AND DISPOSE OF PROPERLY OFF SITE.



NO.	DATE	DESCRIPTION

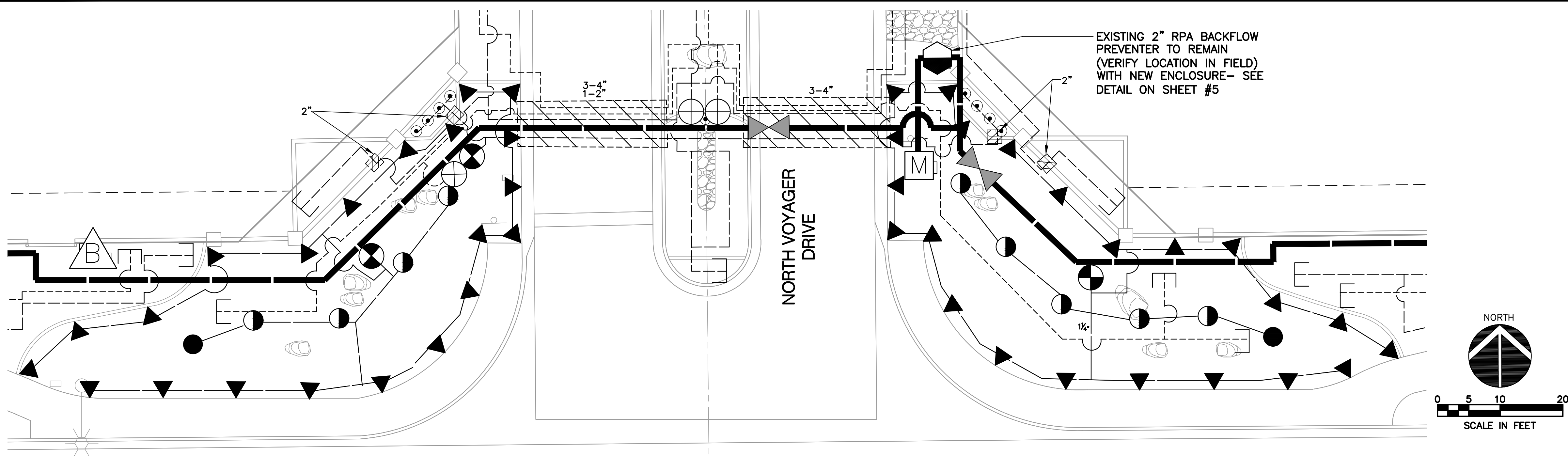


McCloskey • Peltz, Inc.
LANDSCAPE ARCHITECTS
One West Elliot Road Suite 110
Tempe, Arizona 85284
Phone: (480) 838-4777

Planting Plan
Parkway Improvement District 07-8
CIRCLE G RANCHES VII
PREPARED FOR: Town of Gilbert

DESIGNED BY: MPI
DRAWN BY: MPI
CHECKED BY: DCM
PROJECT NO: 06422
DATE: 4/2012

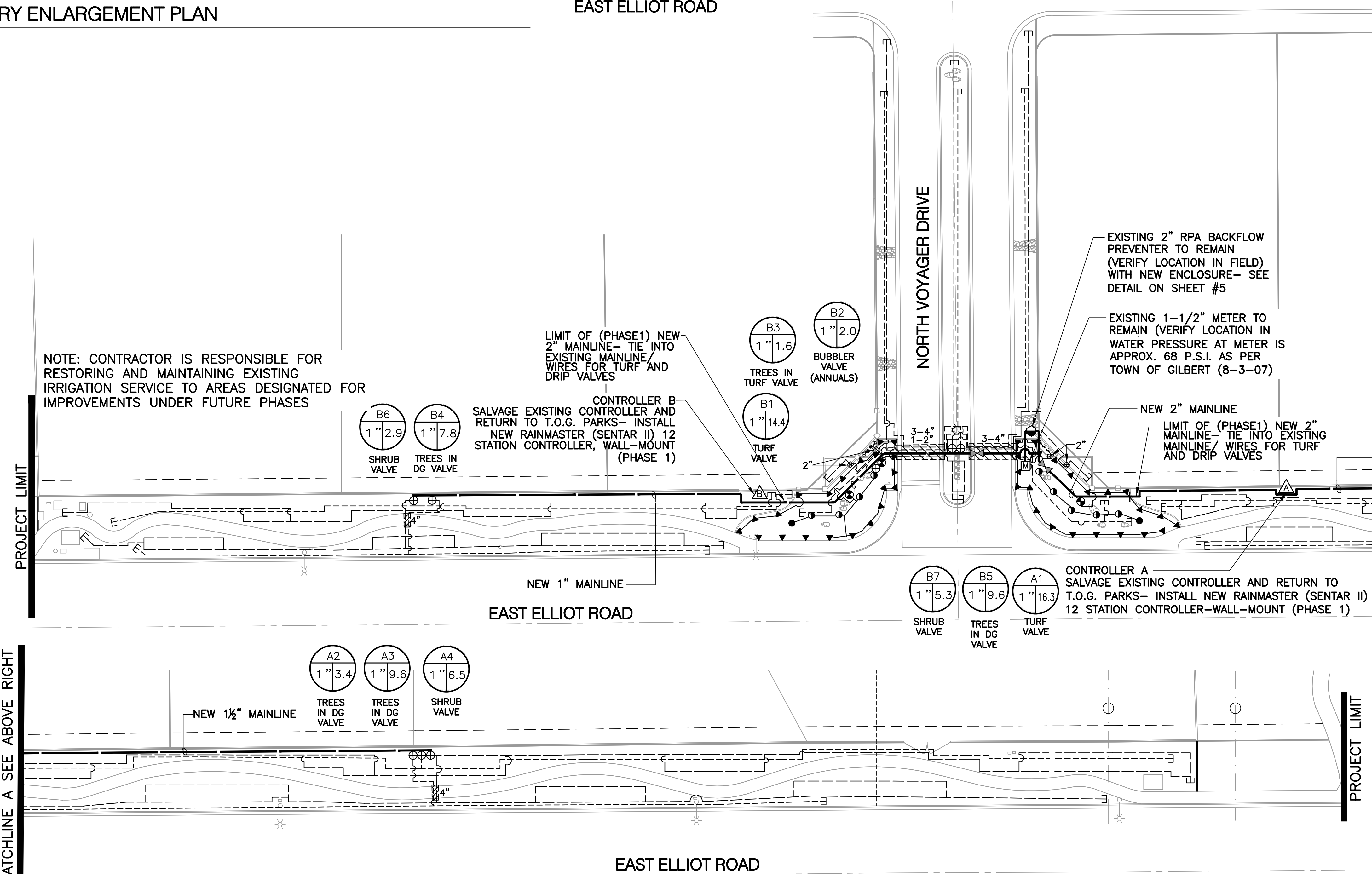
DRAWING NO.
L-2
SHEET 2 OF 10



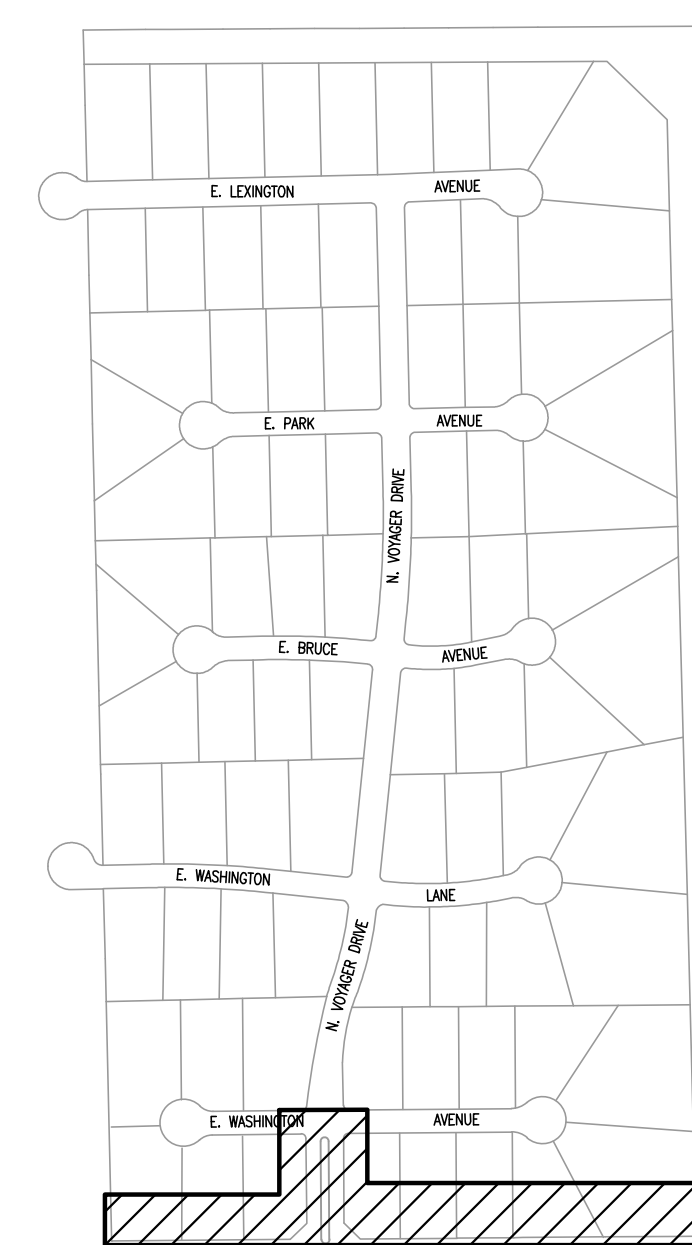
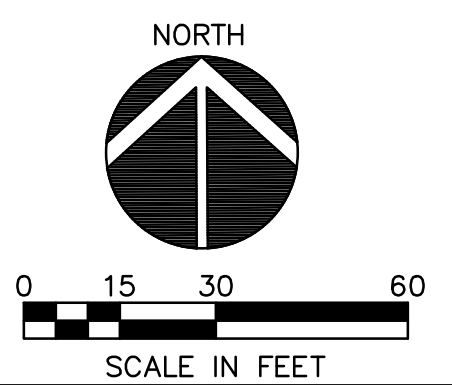
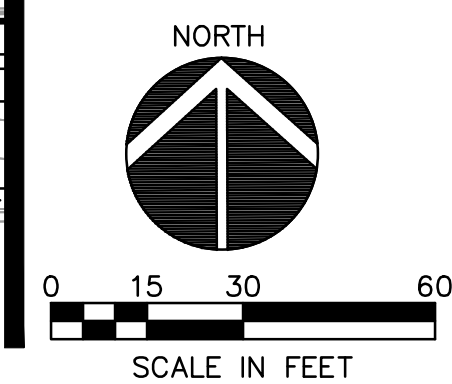
ENTRY ENLARGEMENT PLAN

IRRIGATION MATERIALS LEGEND

SYMBOL	DESCRIPTION
	EXISTING WATER METER TO REMAIN (SIZE AND LOCATION AS SHOWN ON PLANS)
	EXISTING BACKFLOW PREVENTER TO REMAIN (SEE PLANS FOR LOCATION) WITH NEW GUARDSHACK ENCLOSURE
	NEW SCHEDULE 40 PVC SLEEVE (ALL PIPING AND WIRING UNDER PAVEMENT TO BE SLEEVED) (SIZE AS NOTED)
	NEW MAINLINE SCHEDULE 40 PVC - 2-1/2" AND SMALLER (SIZE AS NOTED)
	NEW ISOLATION VALVE - ASAHI TYPE 21 TRUE UNION BALL VALVE - 2-1/2" AND SMALLER (LINE SIZE) (SEE DETAIL).
	NEW EMITTER VALVE MANIFOLD ASSEMBLY INCLUDES: RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL VALVE, LINE SIZE WITH ASAHI TYPE 21 TRUE UNION BALL VALVE ON INLET, AG PRODUCTS 4E PLASTIC SPIN CLEAN FILTER WITH 150 MESH SCREEN; AND SENNINGER LOW FLOW PRESSURE REDUCING VALVE (FOR FLOWS .1-8 GPM) (PRL-30) OR MEDIUM FLOW PRESSURE REDUCING VALVE (FOR FLOWS 2-20 GPM) (PMR-MF-30) - 3/4" PRESET AT 30 PSI (SEE DETAIL).
	NEW REMOTE CONTROL VALVE - (SIZE PER PLAN) RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL VALVE WITH LINE SIZE ASAHI TYPE 21 TRUE UNION BALL VALVE ON INLET.
	NEW LATERAL (SIZE PER SCHEDULE), CLASS 200 PVC PIPE
	NEW 3/4" DRIP LATERAL, CLASS 200 PVC PIPE (UNLESS OTHERWISE NOTED ON PLANS)
	NEW 3/4" DRIP LATERAL, CLASS 200 PVC PIPE (UNLESS OTHERWISE NOTED ON PLANS)
	1/2" DRIP SUBLATERAL (NOT SHOWN), CLASS 315 PVC PIPE. ALL SUBLATERAL PIPE SHALL BE PVC CLASS 315. PROVIDE AND INSTALL ALL SUBLATERAL PIPE LENGTHS AND FITTINGS AS NECESSARY FROM LATERAL PIPE TO EMITTER INSTALLATION AT EACH PLANT (SEE DETAILS)
	HUNTER PRS40 - 4" POP UP TURF SPRAY HEADS MP ROTATOR MP1000 FOR 8' TO 13' RADIUS MP2000 FOR 14' TO 20' RADIUS
	NEW MULTI OUTLET EMITTER - BOWSMITH ML200 SERIES - (1.0 AND 2.0 GPH OUTLETS @ 20 PSI) (TREES) WITH SWIVEL OUTLET 90° ELBOWS FOR EACH DISTRIBUTION TUBE (SEE DETAILS AND SCHEDULE)
	NEW SINGLE OUTLET EMITTER - BOWSMITH SL200 SERIES - (1.0 GPH OUTLETS @ 20 PSI) (SHRUBS) (SEE DETAIL AND SCHEDULE)
	DRIP SYSTEM FLUSH PLUG OUTLET (SEE DETAIL)
	RAINBIRD 1401 (.25 gpm) PRESSURE COMPENSATING FULL-CIRCLE BUBBLER
	ELECTRIC SOLID STATE CONTROLLER, RAINMASTER RME SENTAR II-SIZE AS NOTED ON PLANS. PROVIDE WITH HEAVY DUTY LIGHTNING/SURGE PROTECTION. (WALL MOUNT) WIRING AND ELECTRICAL CONDUIT (SCHEDULE 80, GRAY) FOR CONTROLLER POWER SERVICE CONNECTION. PAINT ALL EXPOSED CONDUIT TO MATCH ADJACENT WALL
	ALL IRRIGATION VALVE BOXES TO BE CARSON/BROOKS AMETEK OR EQUAL BOLT DOWN LID MODELS (TAN COLOR IN GRANITE AREAS, GREEN IN TURF AREAS) (SEE DETAILS AND NOTES). PROVIDE STAINLESS STEEL BOLTS.
	CONTROL VALVE KEY CONTROLLER STATION ASSIGNMENT GPM SIZE
	ALL WIRING TO BE UL APPROVED #14 MIN. FOR DIRECT BURIAL, SOLID COPPER. INCREASE SIZE AS NECESSARY TO CONDUCT VOLTAGE REQUIRED TO PROVIDE AUTOMATIC OPERATION OF ALL VALVES.
	WHERE PIPING AND WIRING INSTALLATIONS ARE TO BE SLEEVED, INSTALL IN SEPARATE SLEEVES.
	CONTRACTOR TO VERIFY A MINIMUM WATER PRESSURE OF 68 P.S.I. AT WATER SOURCE.



MATCHLINE A SEE BELOW LEFT

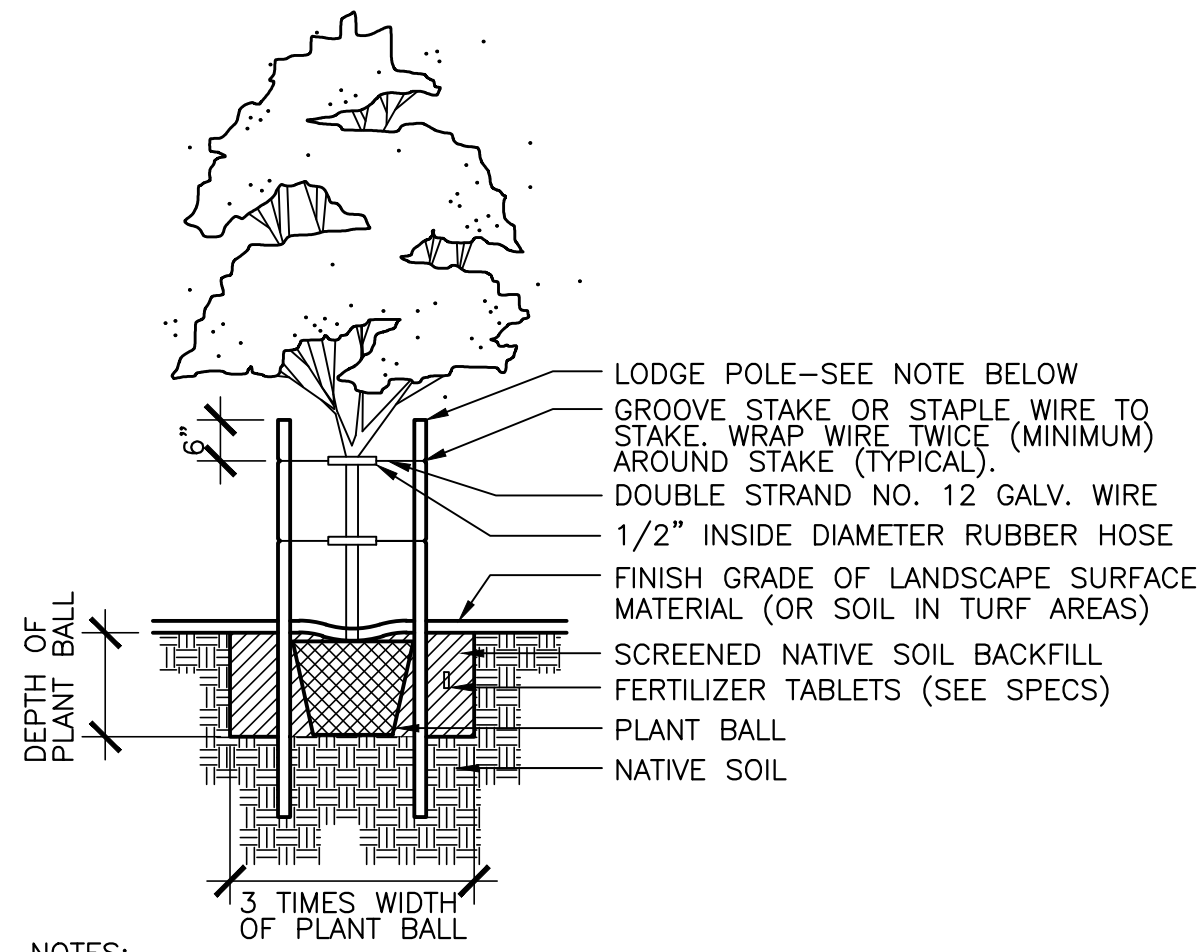


McCloskey • Peltz, Inc.
LANDSCAPE ARCHITECTS
One West Elliot Road Suite 110 Tempe, Arizona 85284
Phone: (480) 838-4777

Irrigation Plan
Parkway Improvement District 07-8
CIRCLE G RANCHES VII
PREPARED FOR: Town of Gilbert

DESIGNED BY: MPI
DRAWN BY: MPI
CHECKED BY: DCM
PROJECT NO: 06422
DATE: 4/2012

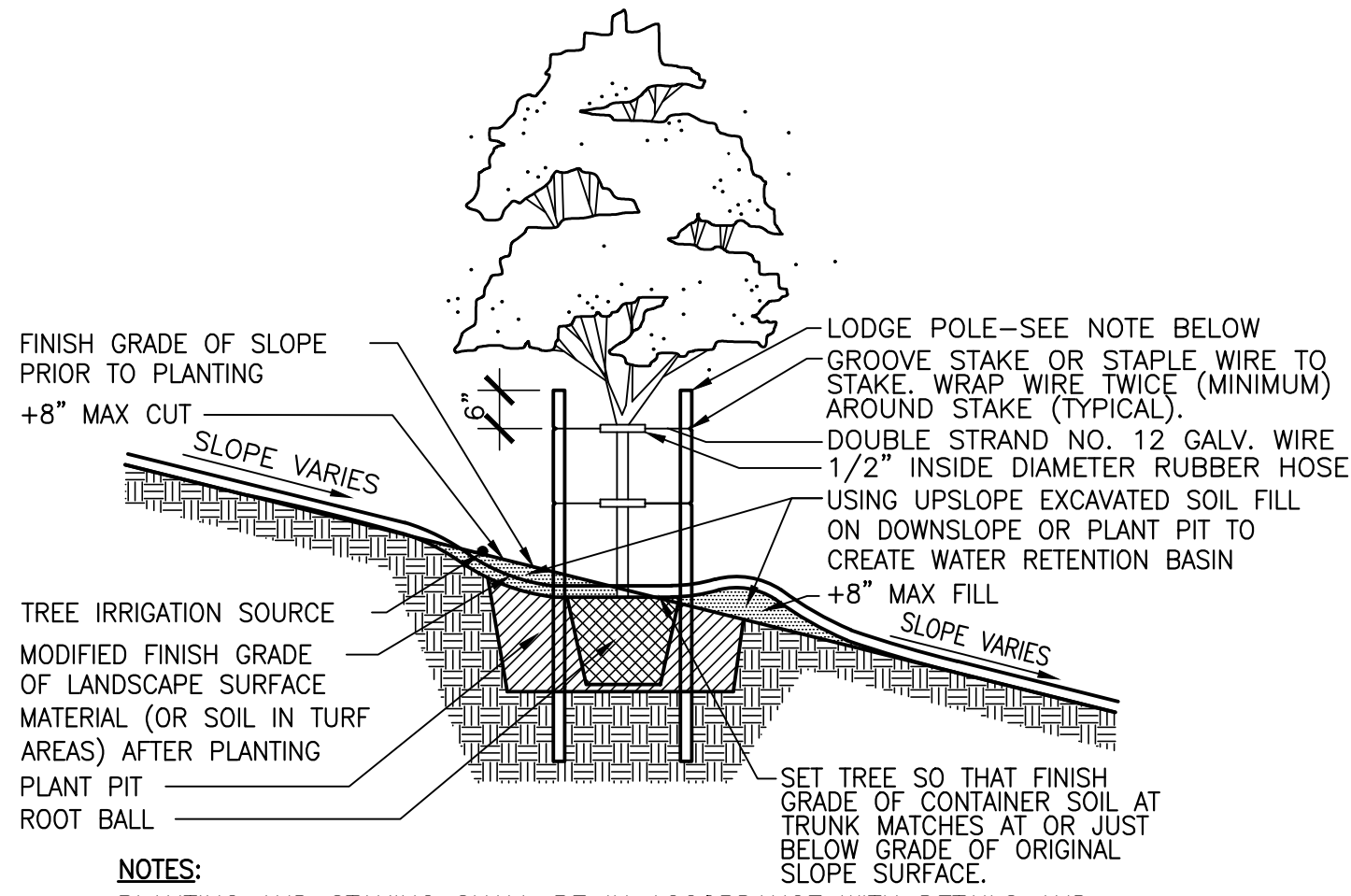
DRAWING NO.
L-3
SHEET 3 OF 10



- NOTES:
- HEIGHT OF STAKE VARIES. TOP TIE PLACED FOR MAX. SUPPORT. BOTTOM TIE PLACED HALFWAY BETWEEN TOP TIE AND GRADE. SEE TREE STAKING DETAIL. ONLY STAKE TREES THAT HAVE PREVIOUSLY BEEN STAKED IN THE NURSERY.
 - STAKES SHALL BE LOCATED AND INSTALLED SO AS TO NOT CONTACT THE ROOT BALL OR DAMAGE IRRIGATION SYSTEM WHEN DRIVEN INTO POSITION.

1 TREE PLANTING

N.T.S.



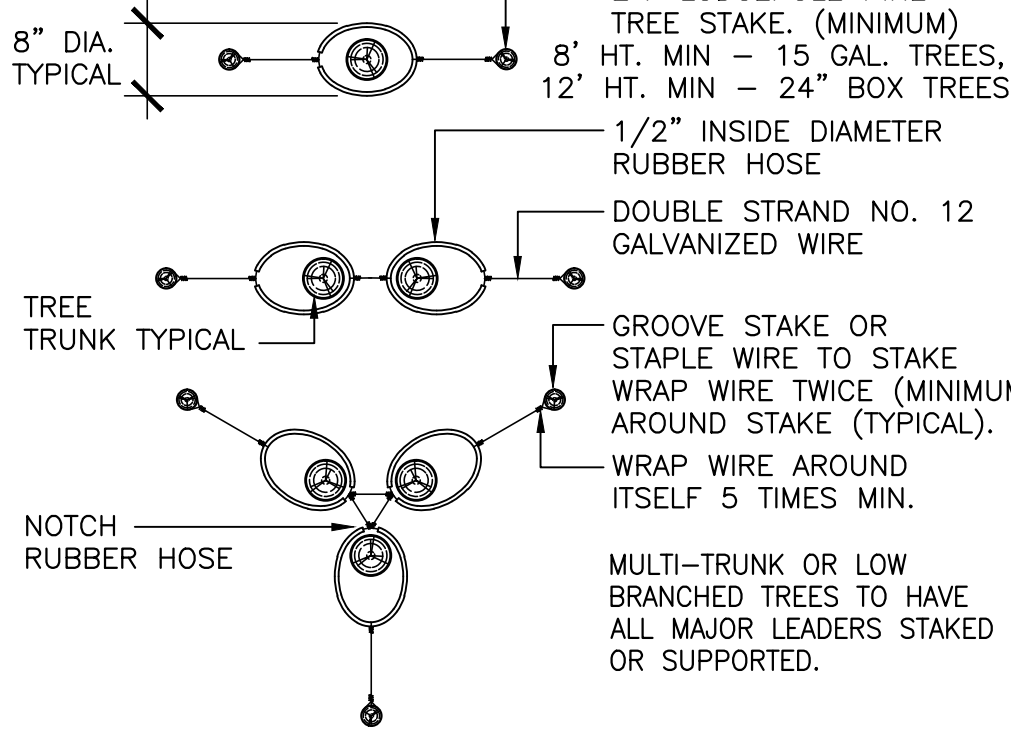
- NOTES:
- PLANTING AND STAKING SHALL BE IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS.
 - ALWAYS SET TREE TO MINIMIZE UPSLOPE CUT AND DOWNSLOPE FILL.
 - ROUND ALL CHANGES BETWEEN SURFACE SLOPE TRANSITIONS.
 - LOCATE IRRIGATION SOURCE ON UPSLOPE SIDE OF PLANT PIT.

2 TREE PLANTING ON SLOPE

N.T.S.

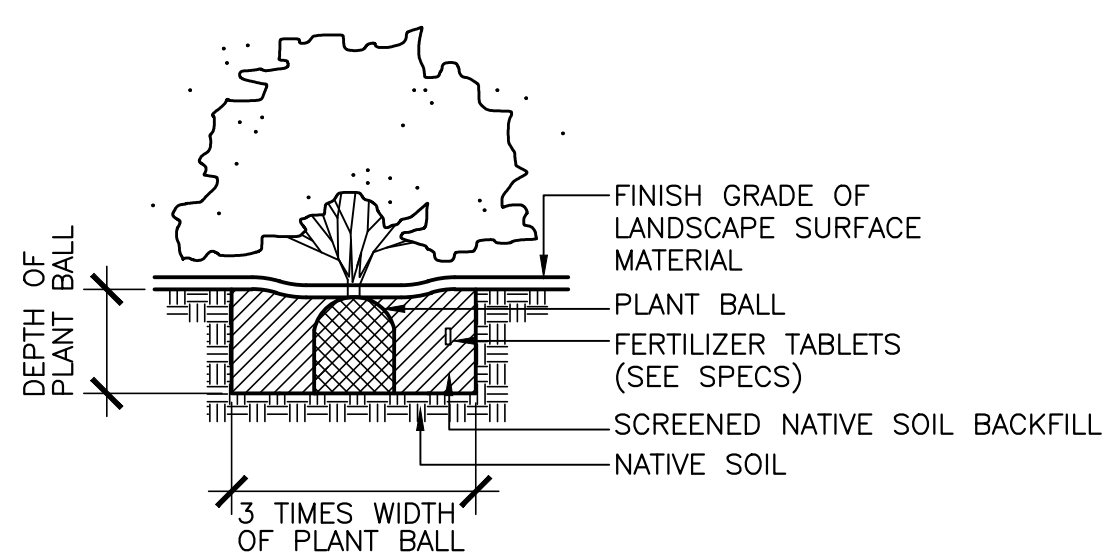
NOTE:
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE NEED TO INCREASE THE QUANTITY, HEIGHT AND DIAMETER OF TREE STAKES TO PROVIDE MAXIMUM SUPPORT AND INSURE STABILITY OF ALL TREES.

STAKES SHALL BE LOCATED AND INSTALLED SO AS TO NOT CONTACT THE ROOT BALL OR DAMAGE IRRIGATION SYSTEM WHEN DRIVEN INTO POSITION.



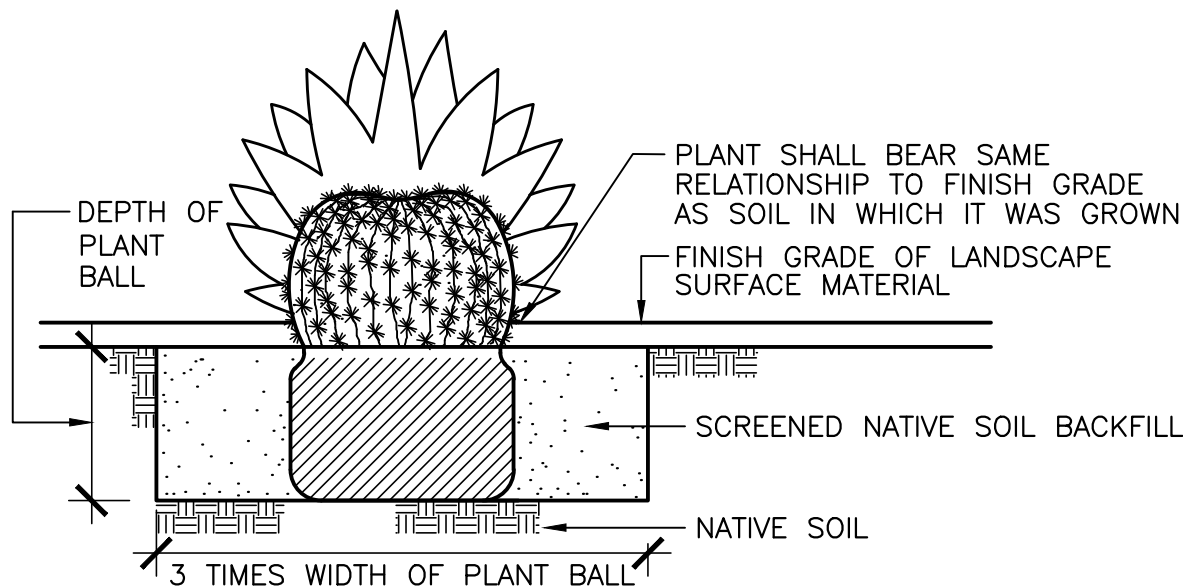
3 TREE STAKING DETAIL

N.T.S.



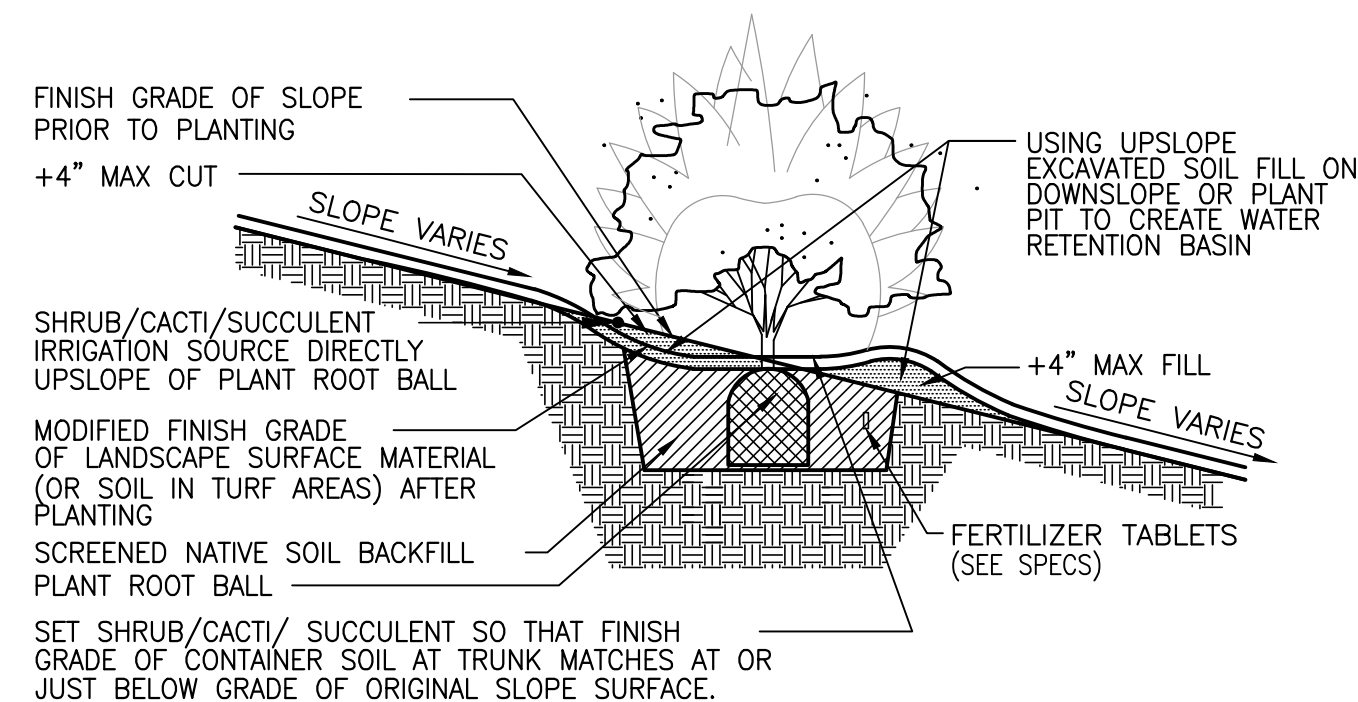
4 SHRUB PLANTING

N.T.S.



5 SUCCULENT AND CACTI PLANTING

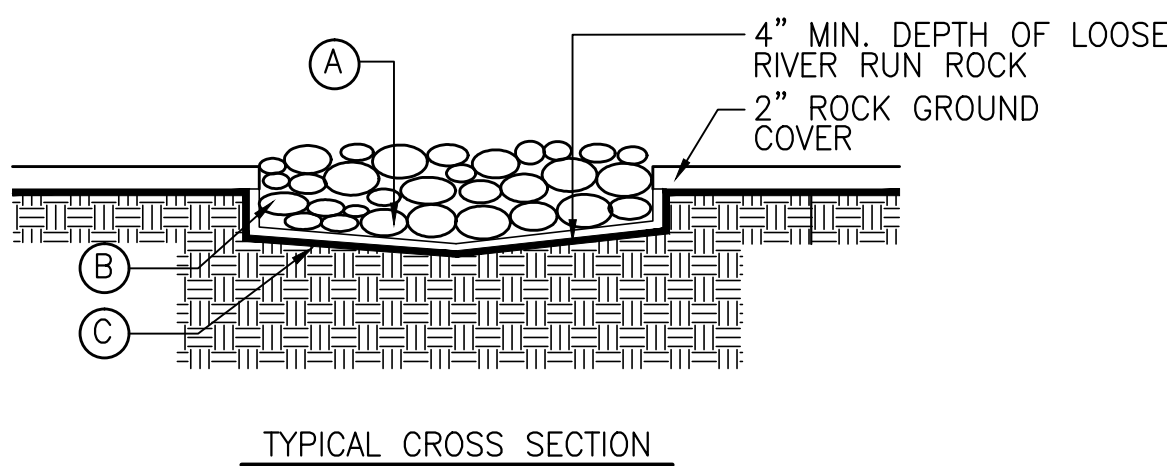
N.T.S.



- NOTES:
- PLANTING AND STAKING SHALL BE IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS.
 - ALWAYS SET SHRUB/CACTI/SUCCULENT TO MINIMIZE UPSLOPE CUT AND DOWNSLOPE FILL.
 - ROUND ALL CHANGES BETWEEN SURFACE SLOPE TRANSITIONS.
 - LOCATE IRRIGATION SOURCE ON UPSLOPE SIDE OF PLANT ROOT BALL.

6 SHRUB/CACTI/SUCCULENT PLANTING ON SLOPE

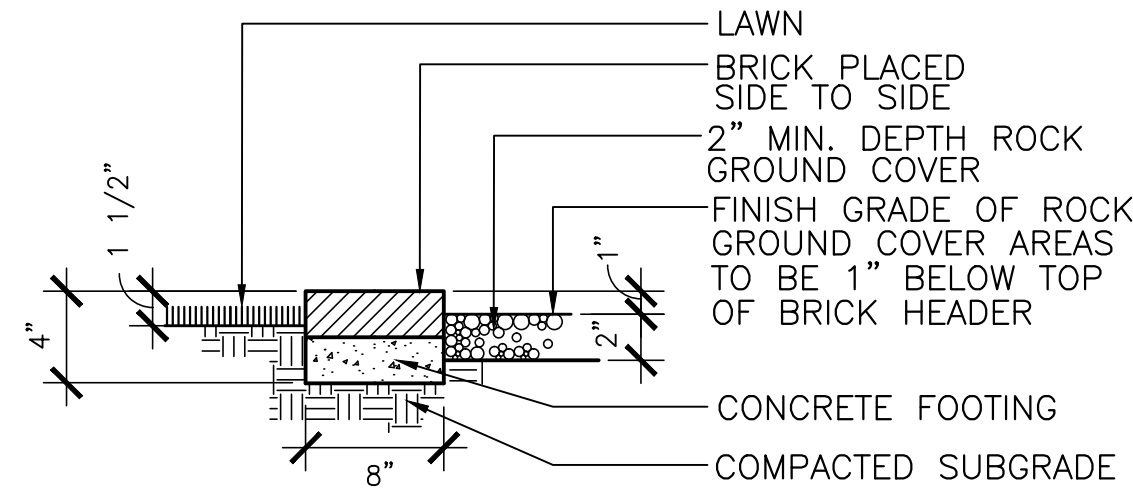
N.T.S.



- (A) 2"-4" LOOSE RIVER RUN ROCK SIZE UNLESS OTHERWISE SPECIFIED.
- (B) APPLY PRE-EMERGENT HERBICIDE OVER ALL SUBGRADE SOIL SURFACES

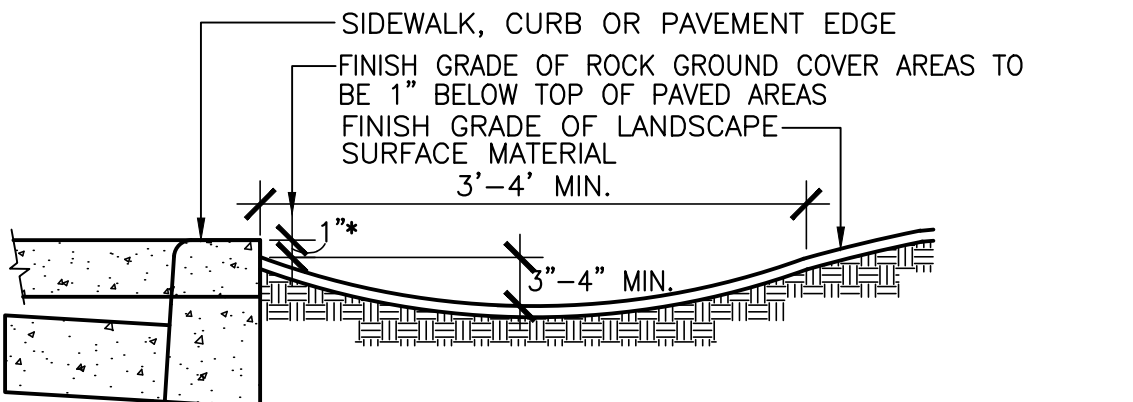
7 LOOSE RIVER RUN ROCK DETAIL

N.T.S.



8 BRICK HEADER

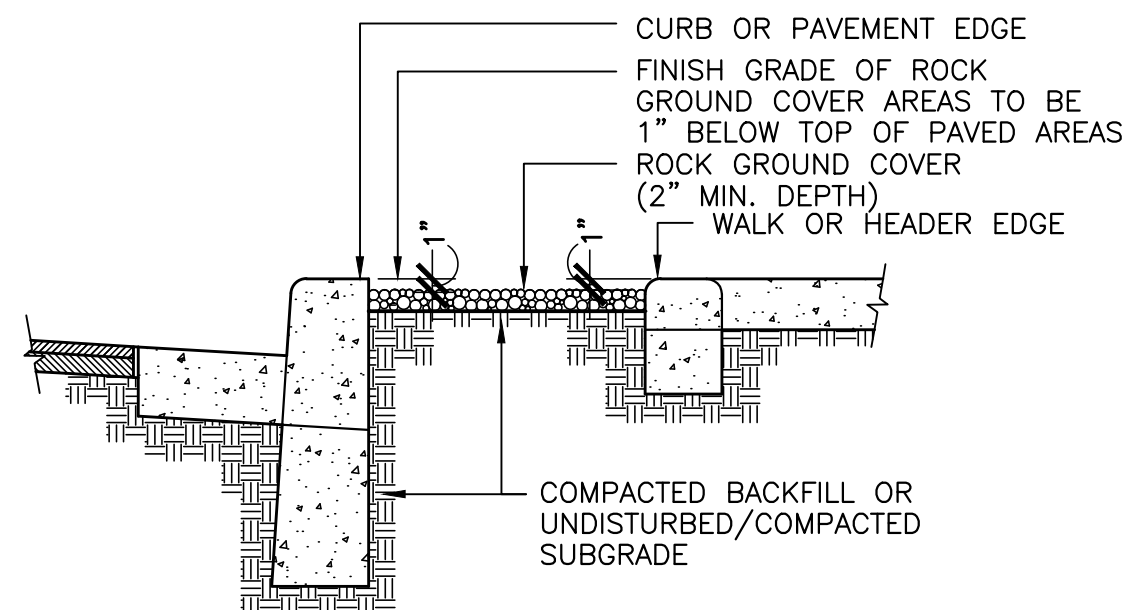
N.T.S.



- GENERAL NOTES:
- NUISANCE SWALES SHALL BE LOCATED BETWEEN ALL PAVEMENT EDGES AND ANY ADJACENT ELEVATED LANDSCAPE SURFACES.
 - FINISH GRADING (PRIOR TO PLACEMENT OF PLANTS AND ROCK GROUND COVER) SHALL INCLUDE GRADING / CONSTRUCTING NUISANCE SWALES.
 - *1 1/2" SEEDED TURF OR 2" SOD TURF ADJACENT TO PAVEMENT EDGES

9 NUISANCE WATER SWALE

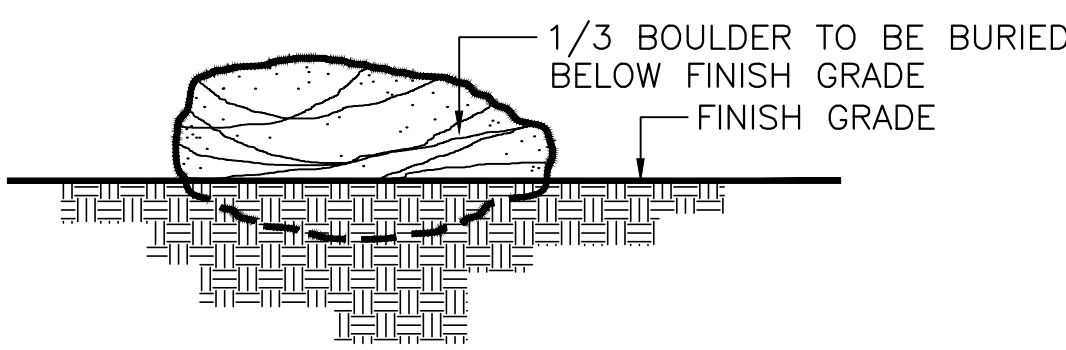
N.T.S.



- NOTES:
- FINISH GRADES SHALL BE UNIFORM THROUGHOUT ALL PLANTING AREAS.
 - ALL ROCK GROUND COVER DEPTH SHALL BE AFTER FINISH GRADING, WATER WASHING, AND SETTLEMENT.
 - CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH OTHER FORCES AS NECESSARY TO PROVIDE ALL FILL AND ROUGH GRADING REQUIRED TO ACHIEVE FINISH GRADE OF ROCK GROUND COVER AS INDICATED HEREIN
 - WATER WASH ALL ROCK GROUND COVER SURFACES TO REMOVE FINES AND DUST.

10 FINISH GRADE ROCK GROUND COVER

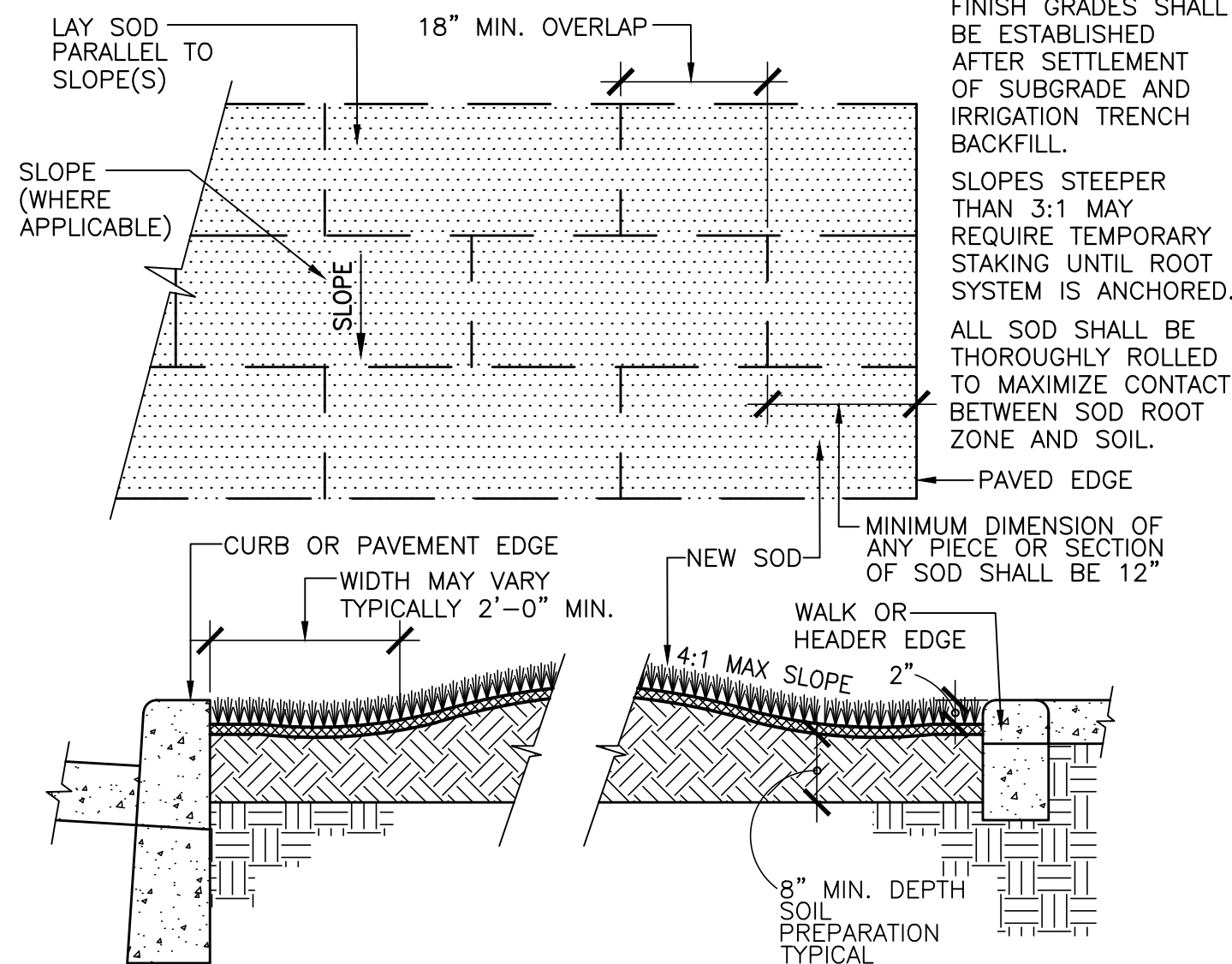
N.T.S.



SIZE AND TYPE OF BOULDERS AS INDICATED ON PLANS

11 BOULDER INSTALLATION

N.T.S.



12 SODDING DETAIL

N.T.S.

SODDING NOTES:

FINISH GRADES SHALL BE ESTABLISHED AFTER SETTLEMENT OF SUBGRADE AND IRRIGATION TRENCH BACKFILL.

SLOPES STEEPER THAN 3:1 MAY REQUIRE TEMPORARY STAKING UNTIL ROOT SYSTEM IS ANCHORED.

ALL SOD SHALL BE THOROUGHLY ROLLED TO MAXIMIZE CONTACT BETWEEN SOD ROOT ZONE AND SOIL.

PAVED EDGE

MINIMUM DIMENSION OF ANY PIECE OR SECTION OF SOD SHALL BE 12"

WALK OR HEADER EDGE

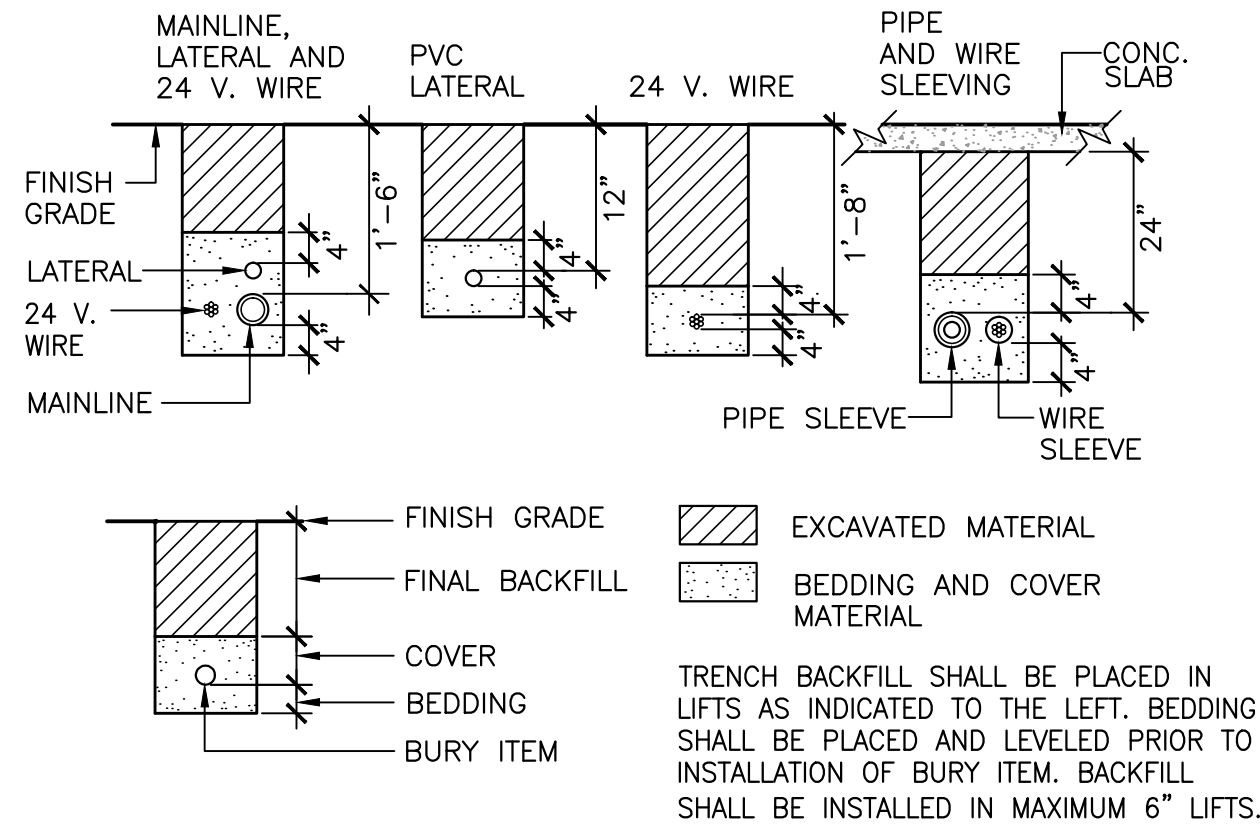
8" MIN. DEPTH SOIL PREPARATION TYPICAL

McCloskey • Peltz, Inc.
LANDSCAPE ARCHITECTS
One West Elliot Road Suite 110 Tempe, Arizona 85284
Phone: (480) 838-4777

Landscape Details
Parkway Improvement District 07-8
CIRCLE G RANCHES VII
PREPARED FOR: Town of Gilbert

DESIGNED BY: MPI
DRAWN BY: MPI
CHECKED BY: DCM
PROJECT NO: 06422
DATE: 4/2012

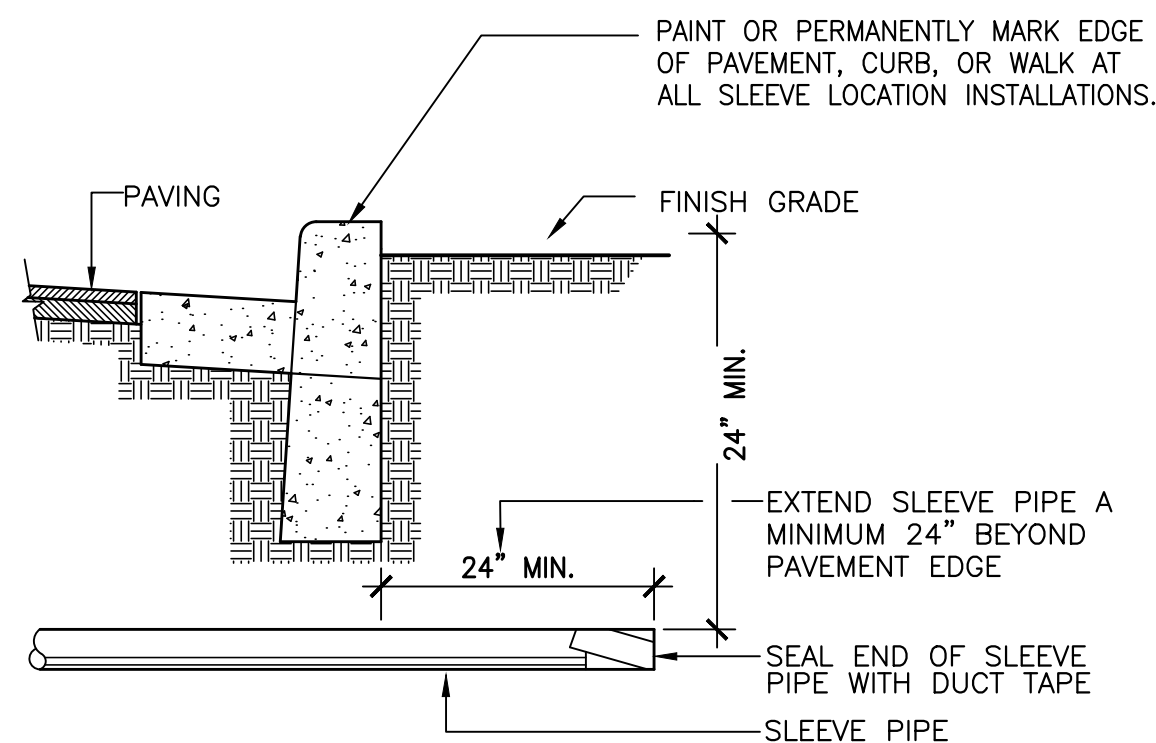
DRAWING NO.
L-4
SHEET 4 OF 10



- NOTE:**
- SLEEVE ALL PIPE AND WIRE SEPARATELY
 - ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. PLASTIC PIPE TO BE "SNAKED" IN TRENCHES. PROVIDE A MIN. OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES
 - ALL 120 V. WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE WIRES EVERY 10', PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30°

1 IRRIGATION TRENCHING

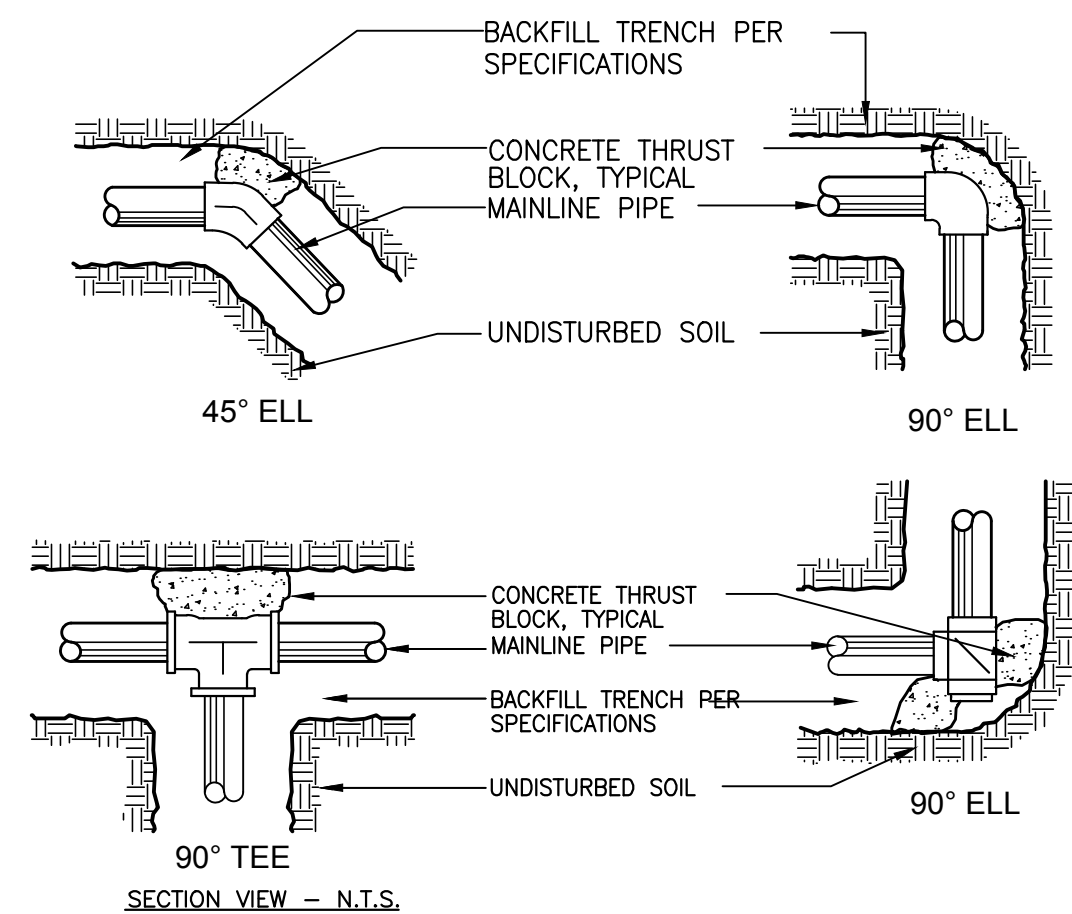
N.T.S.



2 IRRIGATION SLEEVE

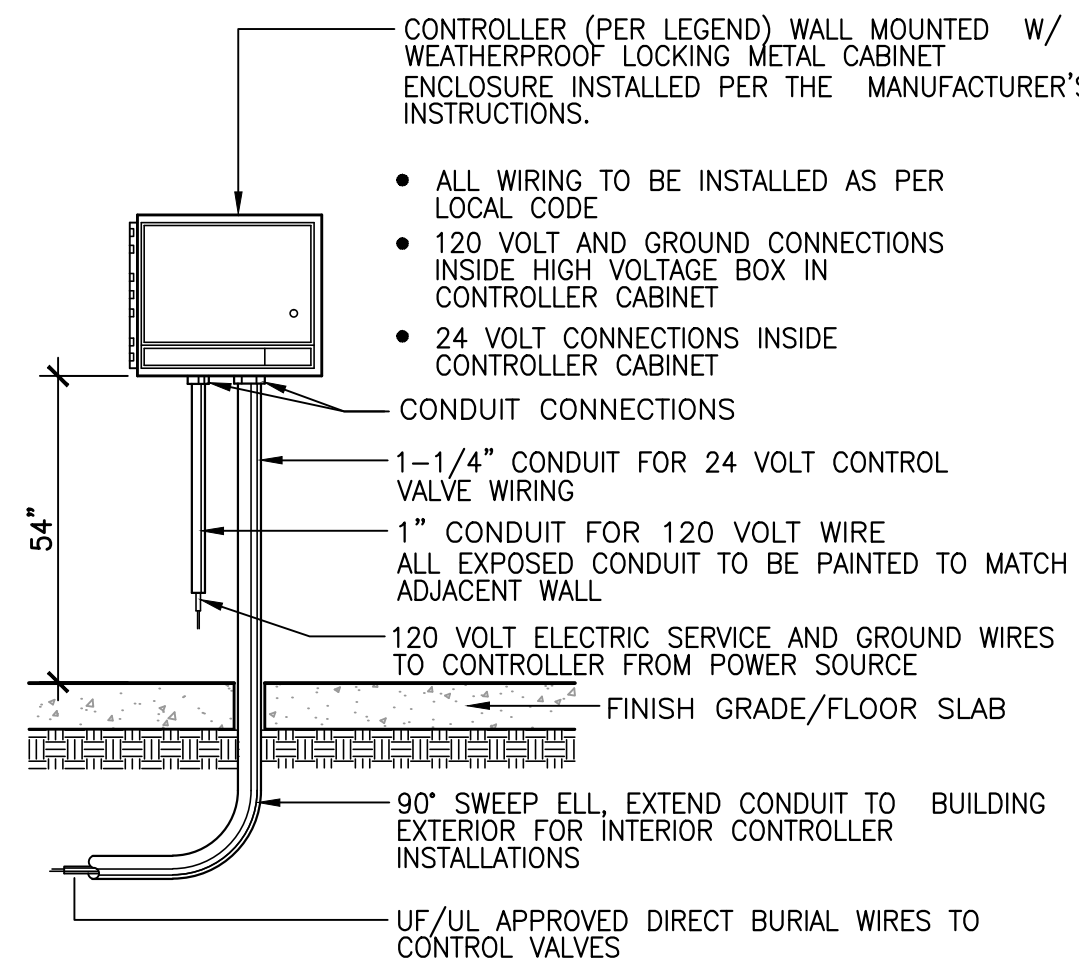
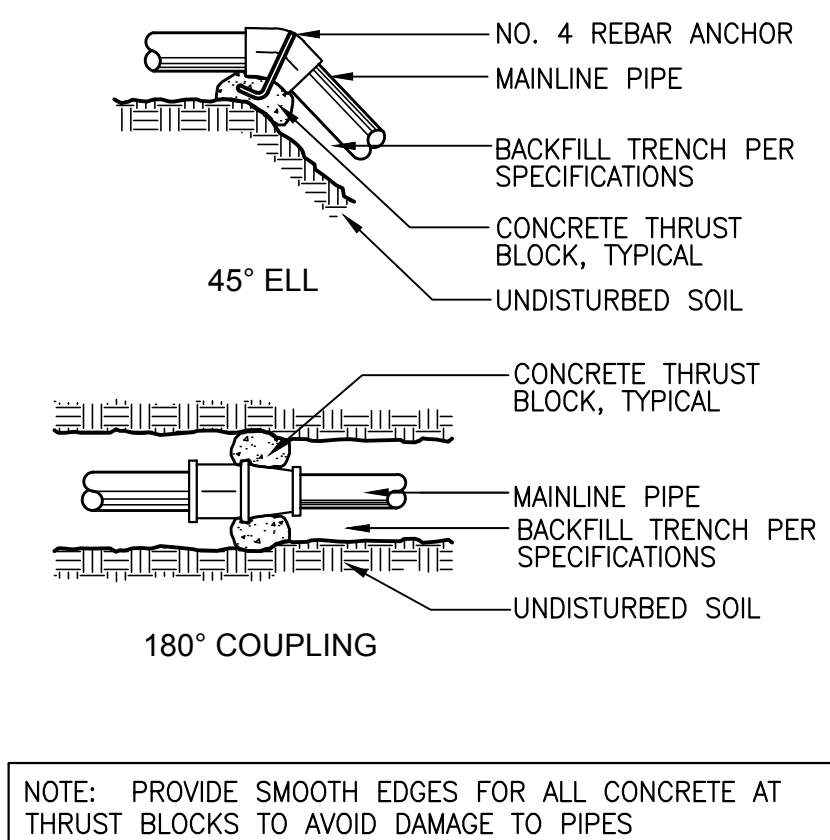
N.T.S.

- GENERAL NOTES**
- ALL CONCRETE USED IN THRUST BLOCKS SHALL BE 470-C-2000.
 - SUPPLY LINE 2" IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKING. BELL AND GASKET PIPE MAY USE PIPE RESTRAINT SYSTEMS.
 - THRUST BLOCKS SHALL BE A MINIMUM OF 1 CUBIC FT. OF CONCRETE. PIPE SHALL NOT BE ENCASED IN CONCRETE.
 - ALL MAINLINES SHALL BE INSTALLED AND TESTED ACCORDING TO THE MANUFACTURER'S INSTALLATIONS SPECIFICATIONS.
 - ALL TRENCH DEPTH AND WIDTH SHALL BE PER THE SPECIFICATIONS/DETAILS.
 - COMPLETELY WRAP PLASTIC FITTINGS IN CONTACT WITH CONCRETE USING BLACK PIPE TAPE. PRIOR TO THRUST BLOCK PLACEMENT.
 - USE NO. 4 REBAR WITH MASTIC COATING WHERE PIPE MUST BE ANCHORED TO THRUST BLOCK.



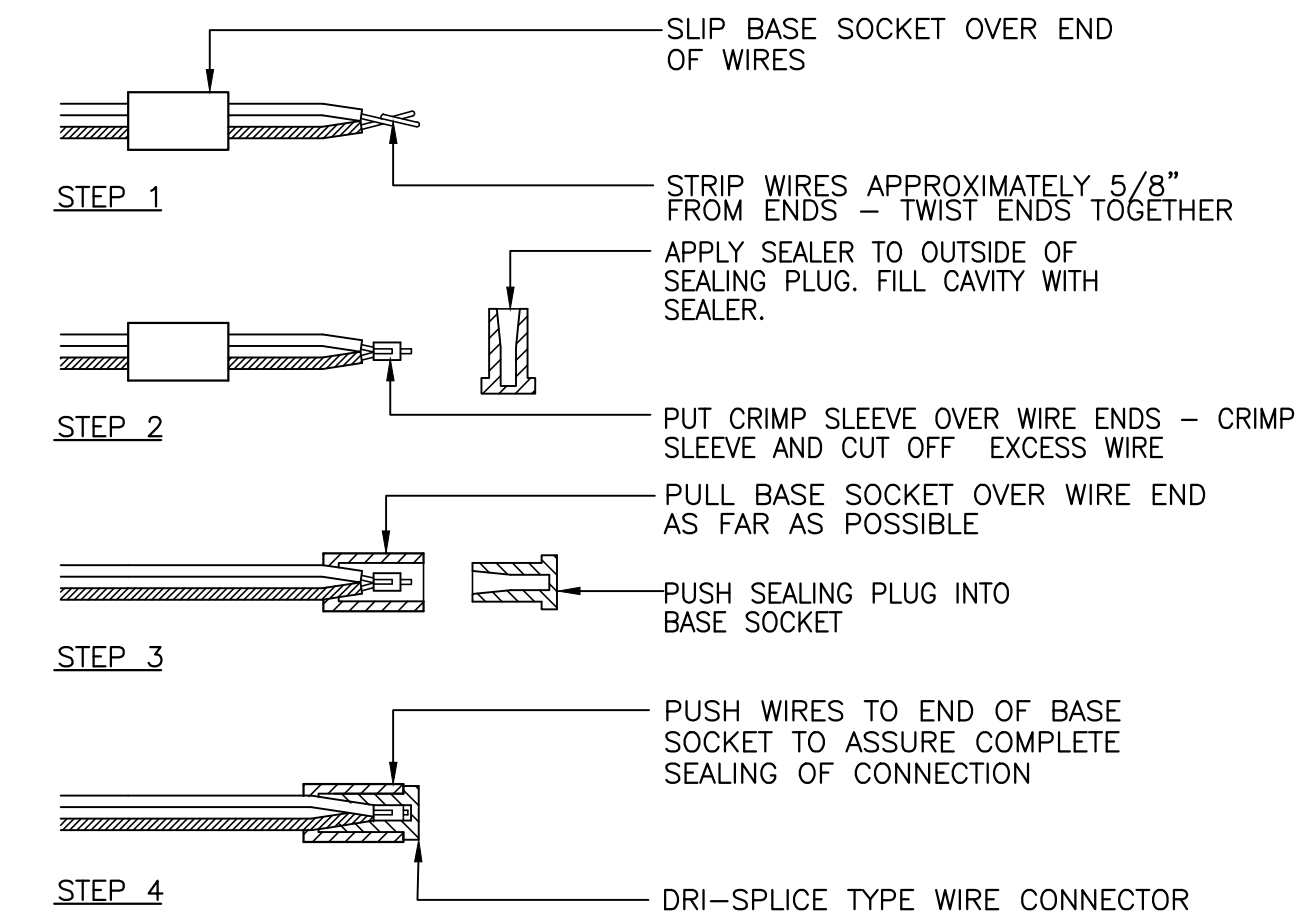
3 THRUST BLOCKS

N.T.S.



4 WALL MOUNTED CONTROLLER

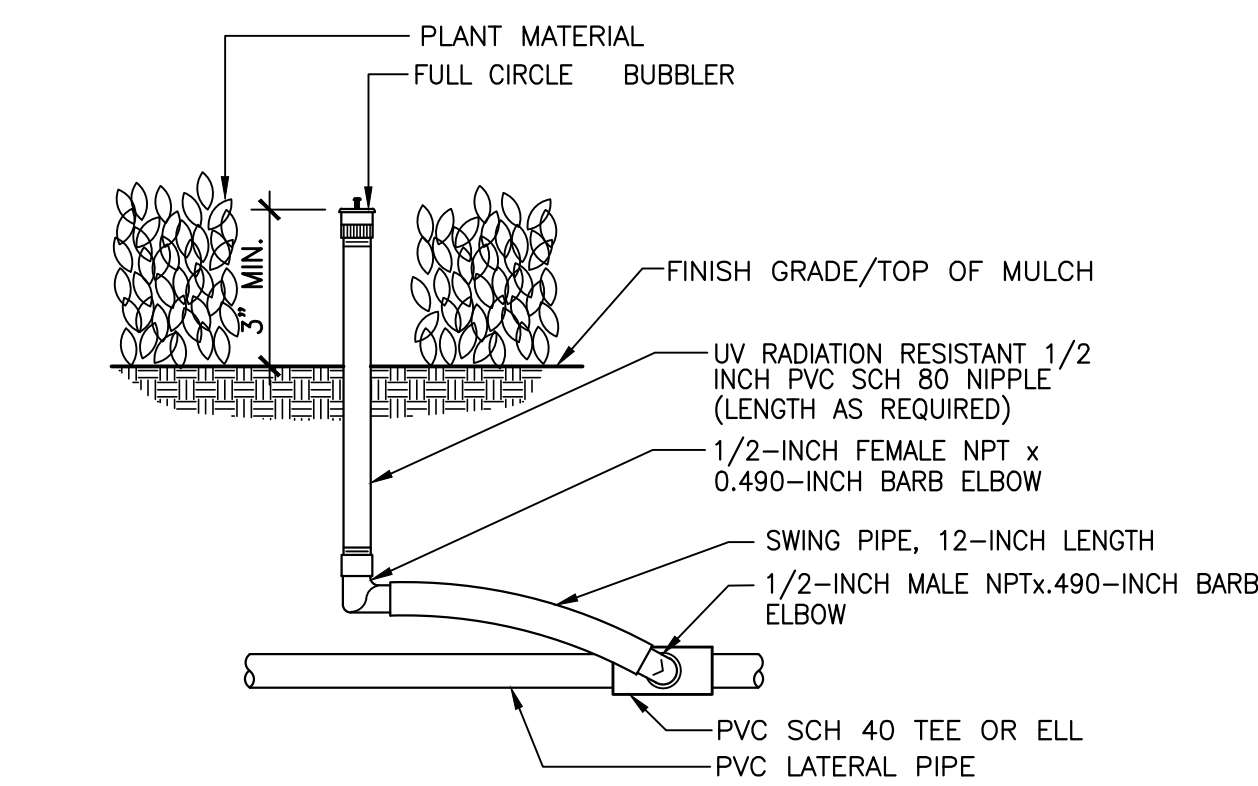
N.T.S.



5 TYPICAL WIRE CONNECTION

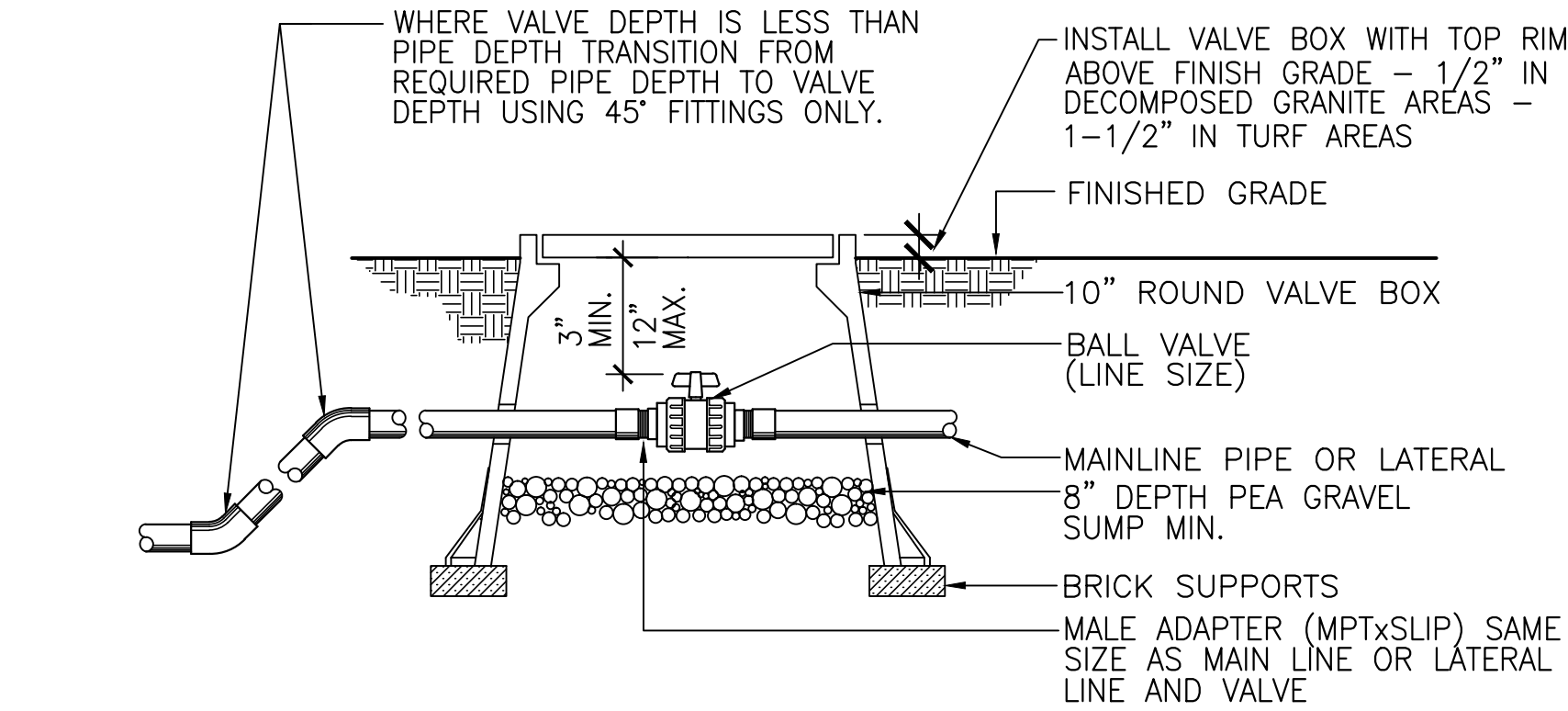
N.T.S.

- NOTE:**
FOR WIRE SIZES NO. 14, 12, AND 10 - ALL CONNECTIONS IN VALVE BOXES ONLY



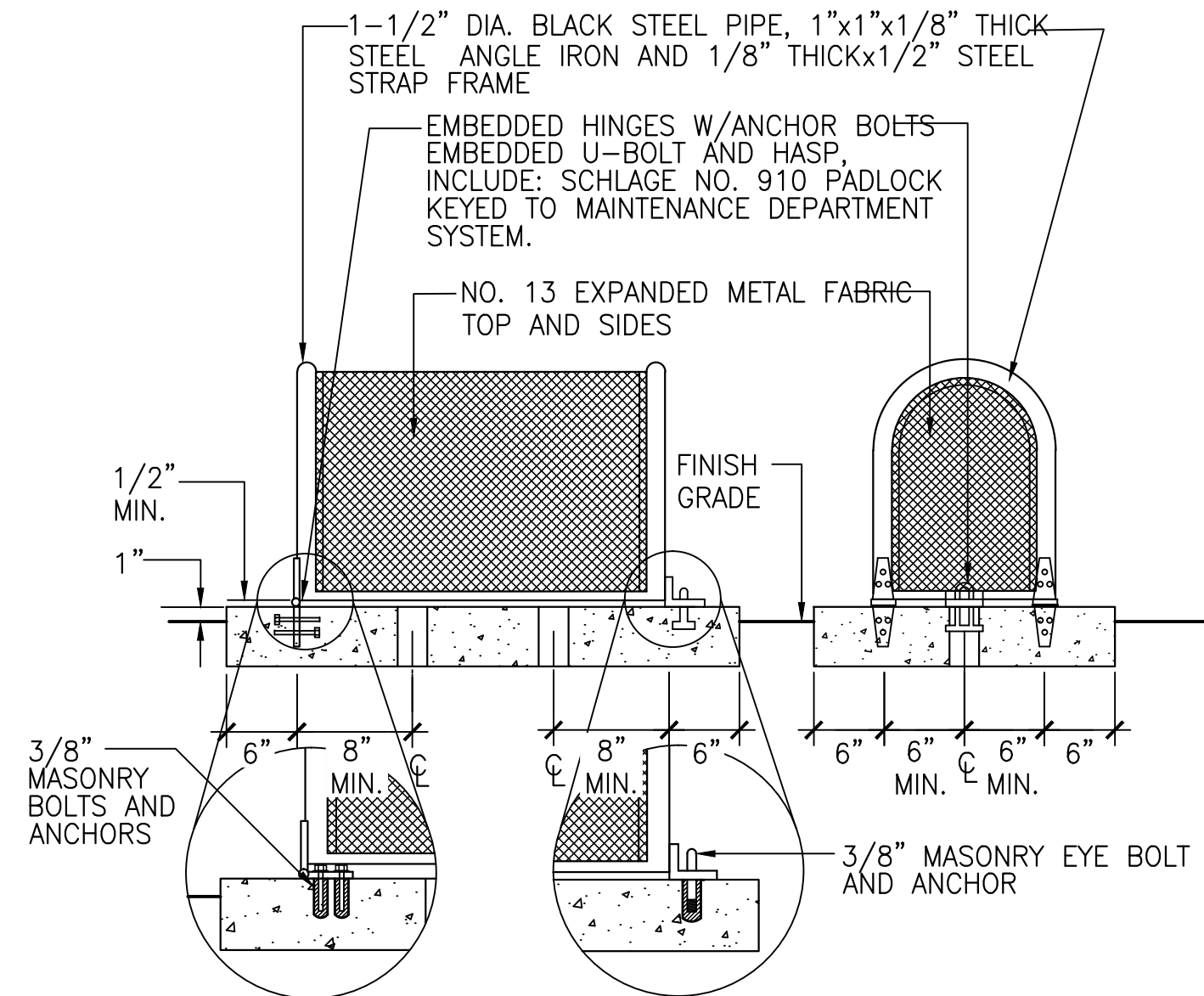
6 FULL CIRCLE BUBBLER

N.T.S.



7 BALL VALVE/ISOLATION VALVE

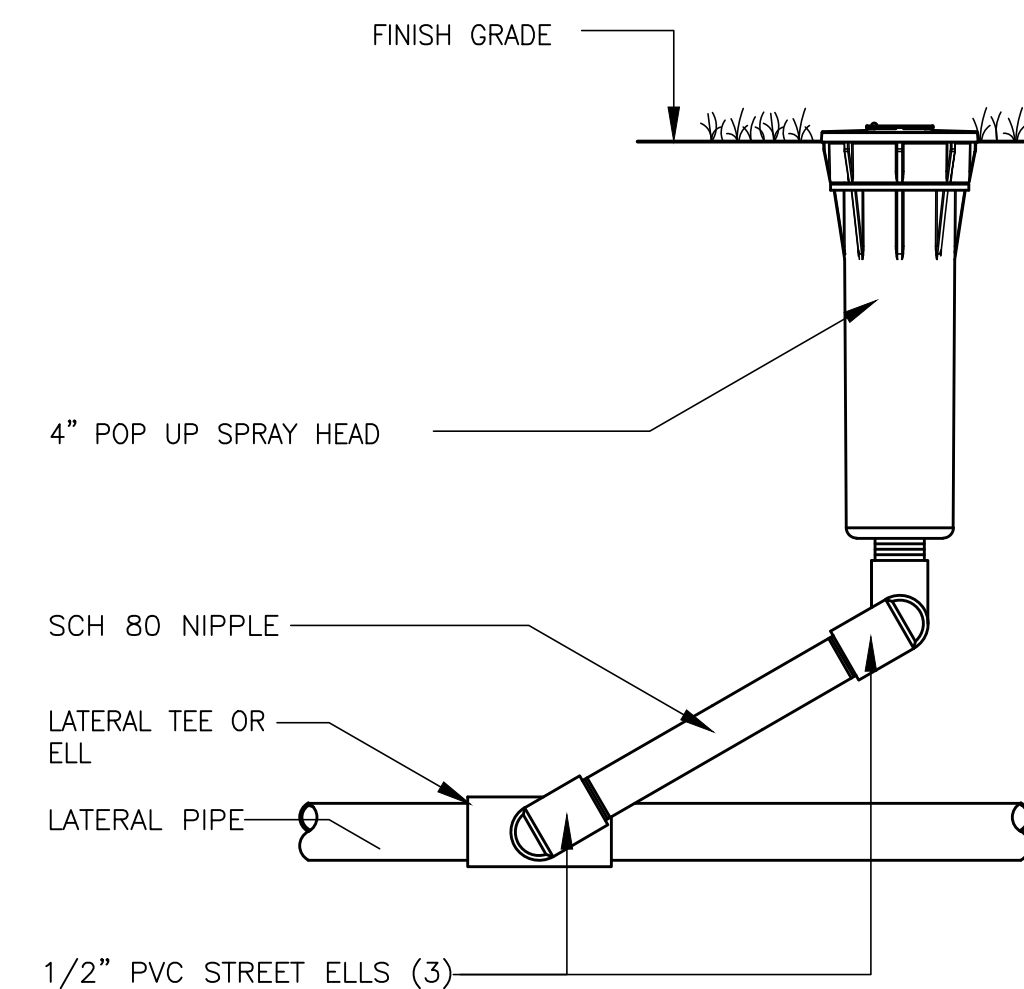
N.T.S.



- OPTIONAL NON-EMBEDDED HINGE INSTALLATION**
- 6" THICK CONCRETE PAD SHALL HAVE TOP SURFACE SLOPED AT 1/2%, W/ BROOM FINISH. ALL OPENINGS IN PAD SHALL BE SLEEVED WITH 1-1/2" LARGER DIAMETER THAN PENETRATING PIPE SIZE
 - THE ENCLOSURE SHALL BE SIZED, POSITIONED AND INSTALLED FOR UNRESTRICTED OPERATION, ACCESS AND CLEARANCE AROUND ITEMS ENCLOSED.
 - ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.
 - WELD ALL JOINTS CONTINUOUS AND GRIND SMOOTH ALL ROUGH SURFACES OR SHARP EDGES. PRIME AND PAINT ALL SURFACES WITH 2 COATS OF RUSTPROOF PAINT PER COLOR SELECTED BY OWNER. PROVIDE COLOR SAMPLE FOR SELECTION AND APPROVAL.
 - ALL ANCHORS AND HARDWARE TO BE STAINLESS STEEL.

8 BACKFLOW PREVENTER ENCLOSURE

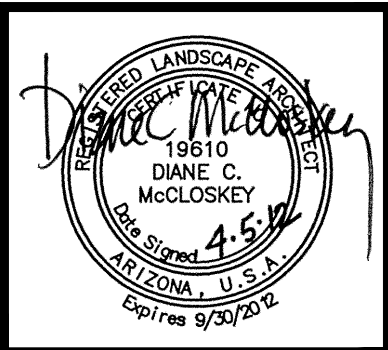
N.T.S.



9 POP UP SPRAY HEAD

N.T.S.

REVISIONS	NO.	DATE	DESCRIPTION

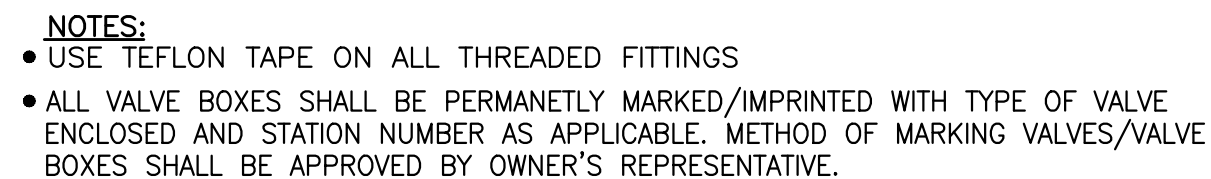


McCloskey • Peltz, Inc.
LANDSCAPE ARCHITECTS
One West Elliot Road Suite 110 Tempe, Arizona 85284
Phone: (480) 838-4777 Fax: (480) 831-1774

Irrigation Details
Parkway Improvement District 07-8
CIRCLE G RANCHES VII
PREPARED FOR: Town of Gilbert

DESIGNED BY: **MPI**
DRAWN BY: **MPI**
CHECKED BY: **DCM**
PROJECT NO: **06422**
DATE: **4/2012**

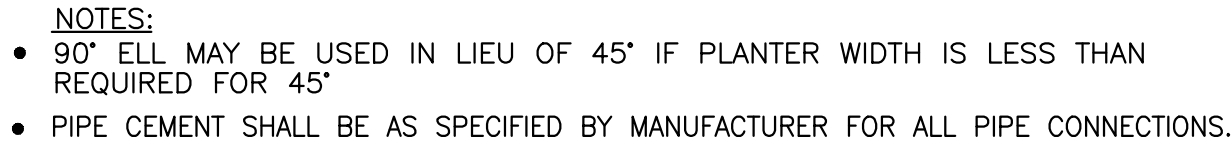
DRAWING NO.
L-5
SHEET **5** OF **10**



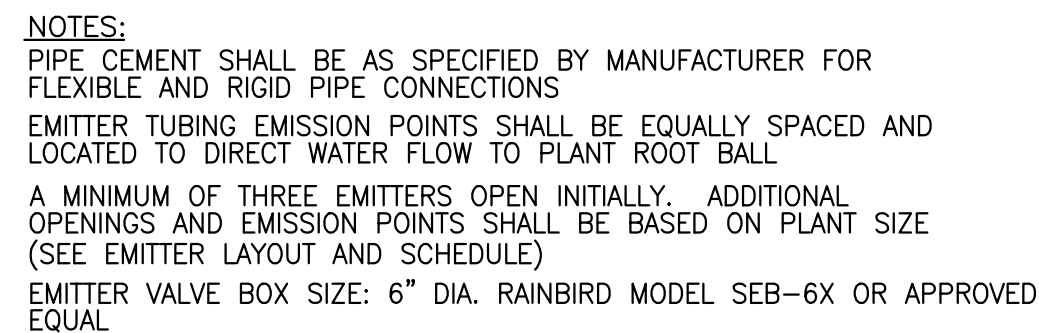
N.T.S.



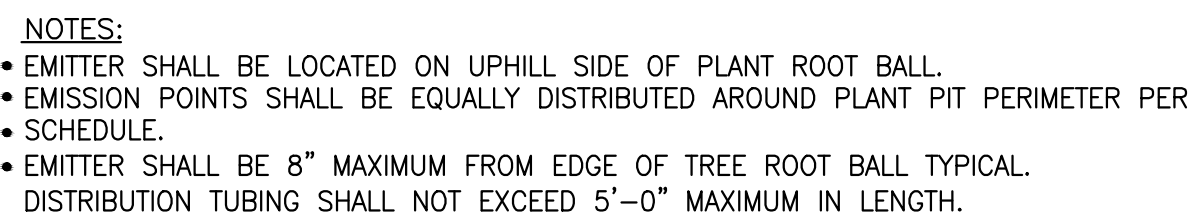
N.T.S.



NTS



NTS



N.T.S.

SHRUBS		
PLANT	SIZE	EMITTER TYPE (G.P.H.)
ALL SHRUBS, GROUND COVER, AND ACCENTS	1 OR 5 GAL.	1 G.P.H. SINGLE OUTLET

N.T.S.

NOTES:

1. ALL VALVE BOXES TO BE CARSON/BROOKS, AMETEK, OR EQUAL
2. ALL LATERAL PIPE TO BE SCH. 40 PVC, 1/2" DRIP
SUBLATERAL-CL. 315 PVC)
3. MAINLINE PIPE TO BE SCHEDULE 40 PVC (SOLVENT WELD)-
LESS THAN 3" AND CLASS 200 PVC (RING-TITE) - 3" AND
GREATER

N.T.S.

McCloskey ♦ Peltz, Inc.
LANDSCAPE ARCHITECTS
One West Elliot Road Suite 110
Tempe, Arizona 85284
Phone: (480) 838-4777
Fax: (480) 831-1774

DRAWING NO.

L-6

SHEET 6 OF 10

LOW VOLTAGE LIGHTING NOTES

GENERAL

Scope of Work: The supply and installation of a 12 volt landscape lighting system which includes the fixtures specified on Lighting Legend as well as the installation of low voltage transformers, conduit, and direct burial cable as necessary to complete the layout shown on plans. Lighting plans are diagrammatic and intended to show general fixture locations. Contractor is responsible for necessary line (120v) and low voltage (12v) work to complete the lighting design as shown.

Standards: All work performed is to comply with the National Electric Code and applicable local codes and ordinances. Contractor shall possess all necessary licenses to complete the described work. Contractor is to obtain all necessary permits to complete work described.

INSTALLATION

Contractor is to verify site measurements, grades, existing sleeves, existing plant locations, and existing utilities, equipment and switching controls. Contractor is to provide all necessary components and accessories to complete installation as specified.

1. Direct Burial Cable: Cable shown on plans is for fixture grouping only. Cable to be circuited and sized to provide a minimum of 10.5 volts and a maximum of 11.5 volts to all lighting fixtures. Refer to FX Luminaire's "Circuiting Guidelines" included with the transformer. Minimum underground low voltage cable size is 12 gauge multi-strand direct burial. Install cable along edge of hardscape whenever possible. Minimum cable depth is 8". All cable run under hardscape areas shall be installed in sleeves with sweep corners. Leave 24" loops at all fixture locations for final adjustment. All wire junctions shall be waterproofed with FX Luminaire Lite Splice connectors or APPROVED equal. Only fully encapsulated waterproof connectors rated for direct burial will be accepted. Black taped connections will be rejected.

2. Fixture location: Verify exact location with Landscape Architect or Owner's agent before commencing installation. All fixtures shall be in a new, unused condition. Equipment shall be the type specified -- there will be no substitutions without prior approval from Landscape Architect or Owner's agent. Install all equipment as per manufacturer's specifications and details.

3. Transformers: Shall be FX Luminaire stainless steel Multi-Tap sized to be 80% loaded. Transformers to be installed inconspicuously using plant material or site features to obscure a direct view of their locations. Avoid locations that are easily accessible to children or that are in a direct path of irrigation water. Install transformers 12" above finish grade and level. All wires leading to or from transformer shall be in conduit sleeve that is firmly affixed to mounting surface. All junction boxes and other equipment shall be UL approved for wet locations. Paint transformers and any necessary junction boxes or conduit to match the surface on which they are mounted. Install transformers according to manufacturer's specifications and local codes. All exposed metal parts including transformers shall be permanently grounded in accordance with the National Electrical Code.

4. Switches: Contractor shall install switches at locations indicated on plan.

5. Testing: Contractor is to coordinate a convenient time in the evening to test and aim all equipment to the satisfaction of the Landscape Architect or Owner's agent.

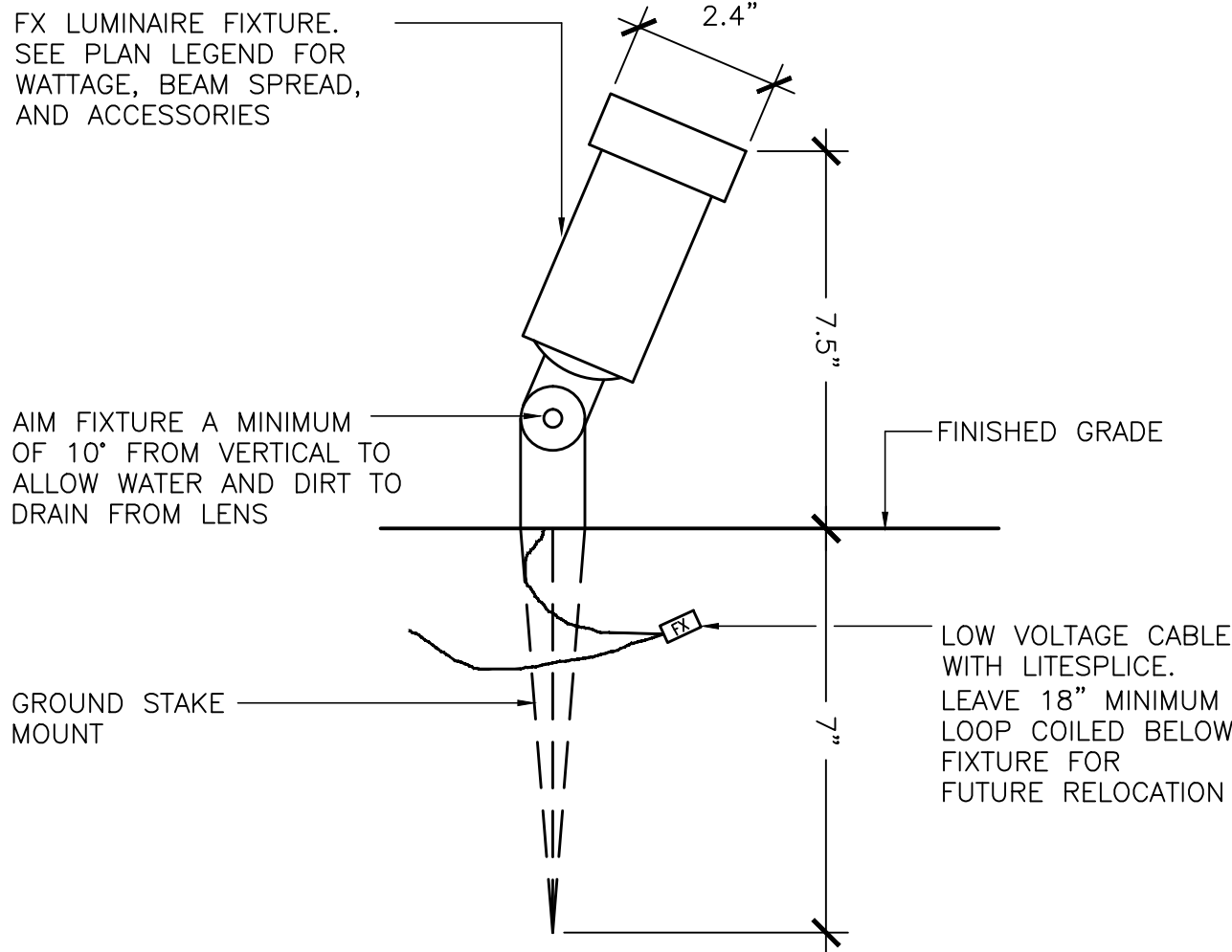
6. Guarantee: Upon completion and acceptance of the described work, the Contractor shall provide a guarantee for all workmanship and equipment for the period of one year from the date of acceptance. All warranty service work shall be performed at no cost to Owner and be done in a timely fashion.

7. As Built: Contractor will provide Owner with complete and reproducible drawing of the system layout as it was actually installed. This drawing should include the location of underground cable, sleeves, and all fixtures and equipment.

FX LUMINAIRE CONTACT: Kris Klein
PHONE: 480-305-4289
EMAIL: kris.klein@hunterindustries.com

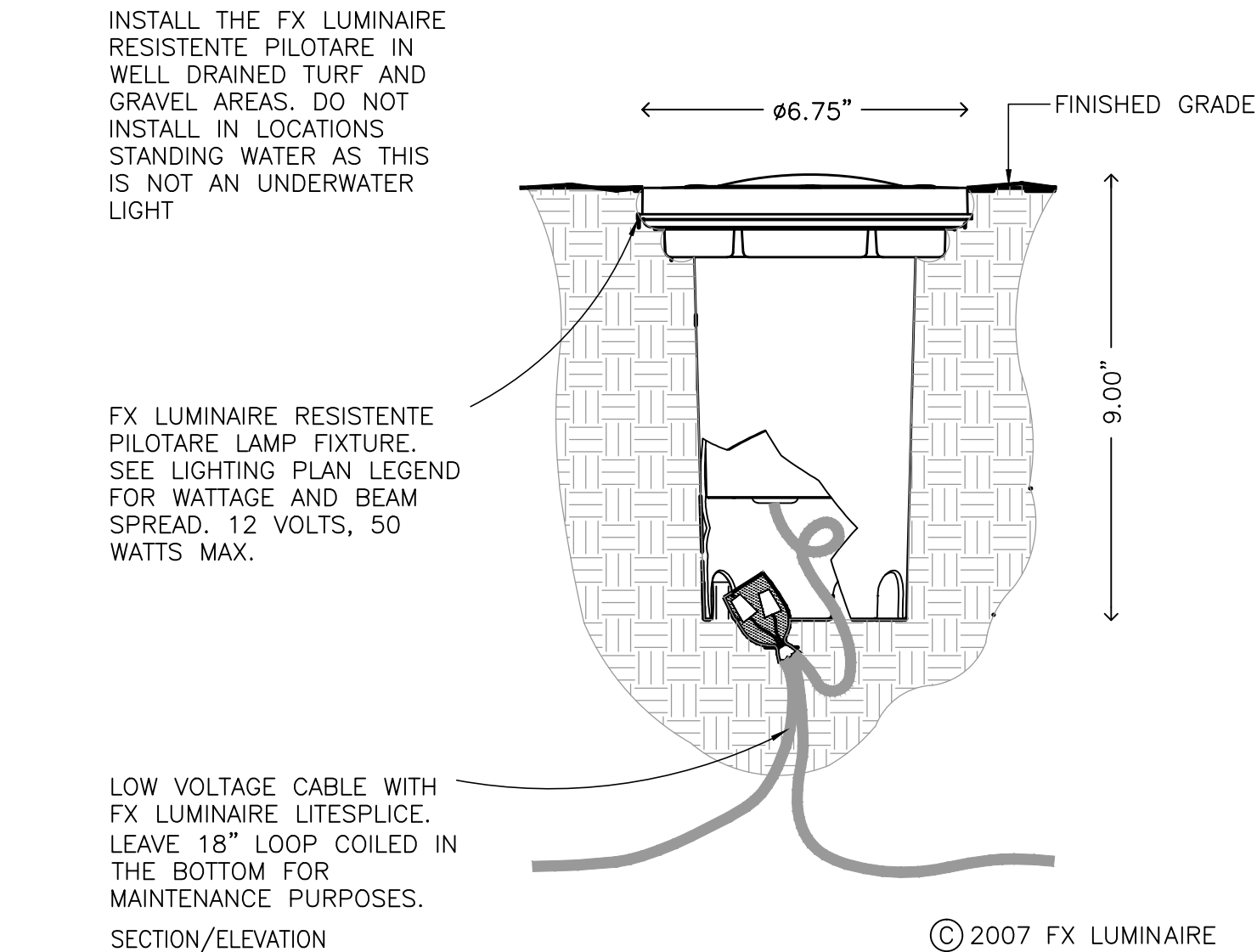
NOTE:
ALL LOW VOLTAGE LIGHTING SHALL BE ON AN AUTOMATIC TIMER AND SHALL BE EXTINGUISHED BETWEEN THE HOURS OF MIDNIGHT AND SUNRISE .

LOW VOLTAGE LIGHTING DETAILS



A MACCIA ULTIMO ON SPIKE MOUNT

N.T.S.



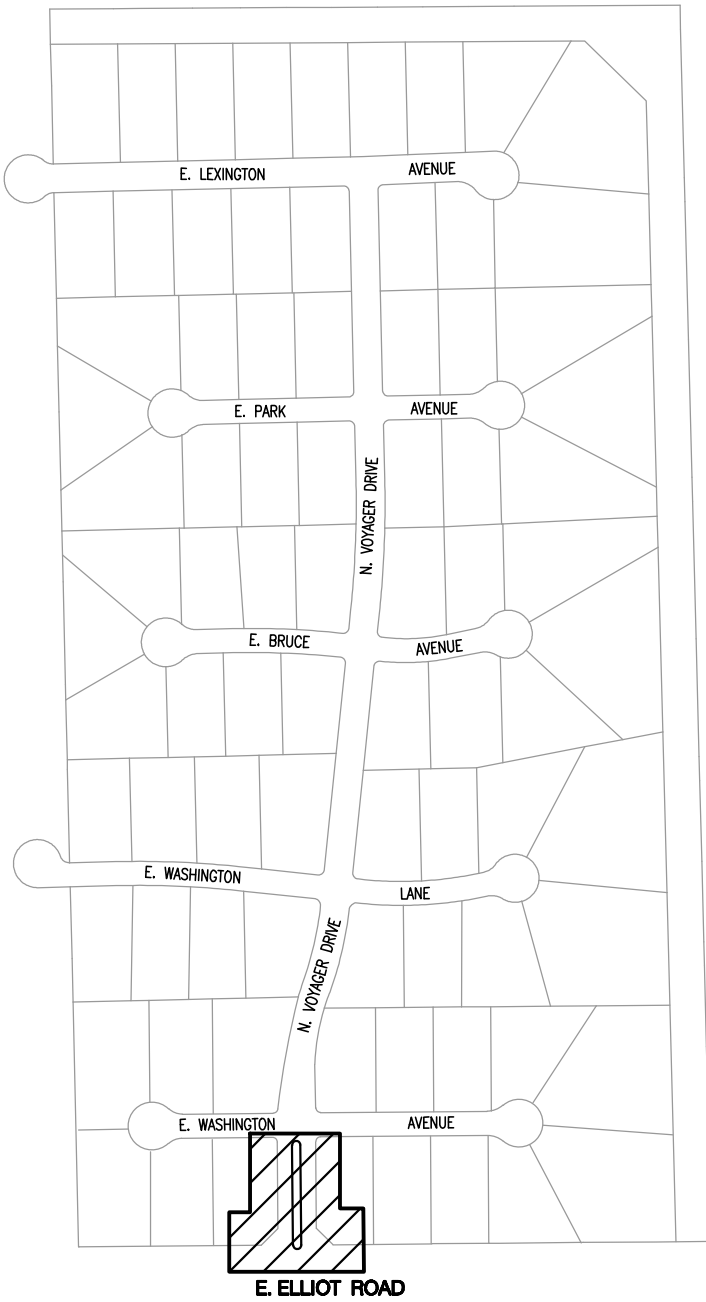
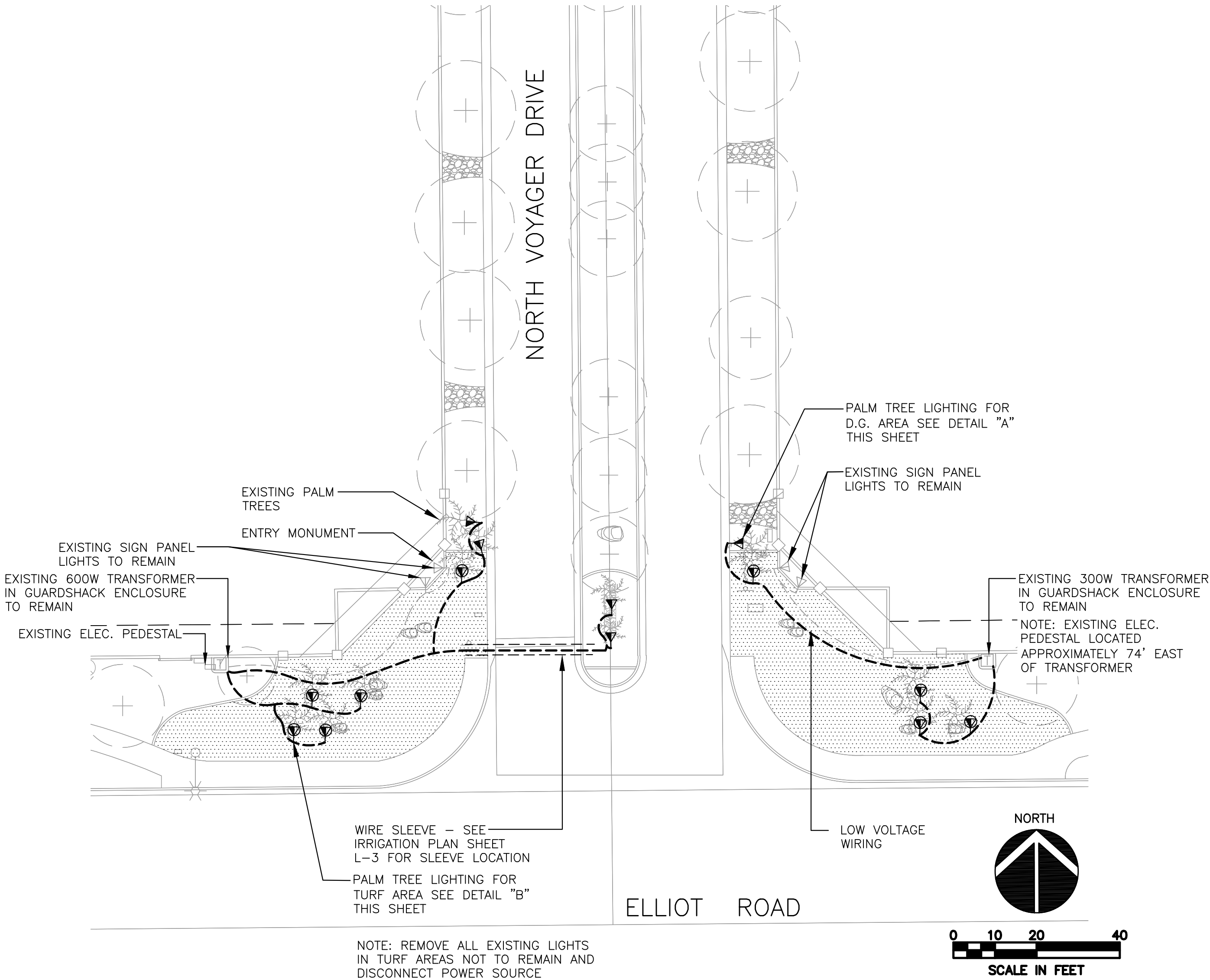
B RESISTENTE PILOTARE (RP)

N.T.S.

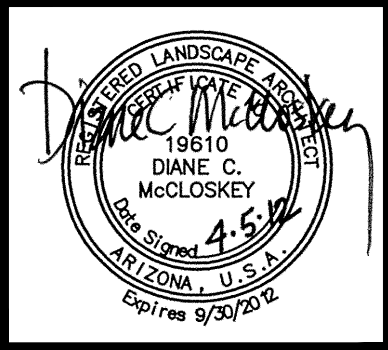
LOW VOLTAGE LIGHTING LEGEND

SYM.	MANUFACTURER	MODEL	DESCRIPTION	ACCESSORIES	NOTES
LOW VOLTAGE LIGHTING					
▲	FX LUMINAIRE	MU-50-N	MACCHIA ULTIMO (MU)	CLEAR LENS	PALM UPLIGHT (IN D.G. AREA)
⬇	FX LUMINAIRE	RP-35V-H-LV-CB	RESISTENTE PILOTARE (RP)	CLEAR LENS	SUBTERRANEAN UPLIGHT FOR PALM TREES IN TURF. SEE DET. B 10 DEGREE BEAM
▲	EXISTING FX LUMINAIRE	MU-20-W	MACCHIA ULTIMO (MU)	FROSTED LENS	
⏏	EXISTING FX LUMINAIRE FX LUMINAIRE	PX-300-TPC PX-600-TPC	TRANSFORMER	TIMER AND PHOTOCELL	

UNLESS OTHERWISE NOTED, ALL LIGHTS TO HAVE BRONZE FINISH TYP.



REVISIONS	NO.	DATE	DESCRIPTION



McCloskey • Peltz, Inc.
LANDSCAPE ARCHITECTS
One West Elliot Road Suite 110 Tempe, Arizona 85284
Phone: (480) 838-4777 Fax: (480) 831-1774

Lighting Plan
Parkway Improvement District 07-8
CIRCLE G RANCHES VII
PREPARED FOR: Town of Gilbert

DESIGNED BY: MPI
DRAWN BY: MPI
CHECKED BY: DCM
PROJECT NO: 06422
DATE: 4/2012

DRAWING NO.
L-7
SHEET 7 OF 10

PART 1 - GENERAL

- ## PART 2 - MATERIAL STANDARDS

- ## PART 3 - SOIL PREPARATION

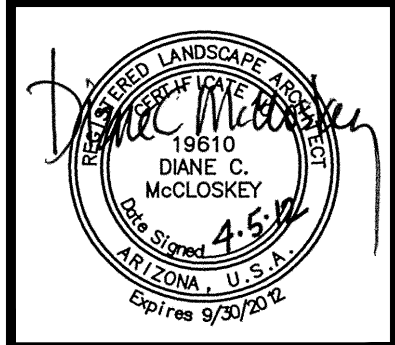
- ## PART 4 - EXECUTION

- ## PART 5 - LAWN PLANTING AND RESTORATION

- ## PART 6 - ROCK GROUND COVER/WEED CONTROL

- ## PART 7 - CLEANUP, MAINTENANCE, AND GUARANTEE

- [illegible]



McCloskey • Peltz, Inc.
LANDSCAPE ARCHITECTS
One West Elliot Road Suite 110 Tempe, Arizona 85284
Phone: (480) 838-4777 Fax: (480) 831-1774

Planting Specifications
Parkway Improvement District 07-8
CIRCLE G RANCHES VIII
PREPARED FOR: Town of Gilbert

DESIGNED BY: MPI
DRAWN BY: MPI
CHECKED BY: DCM
PROJECT NO: 06422
DATE: 4/2012

DRAWING NO.

L-8

SHEET 8 OF 10

PART 1 - GENERAL

- ## PART 2 - PRODUCTS

- E. Valve Boxes – Carson / Brooks, Ametek or equal.
1. All ball valves, gate valves, quick couplers, drip line flush caps, wire stubs, control wiring splices, control valves, and drip valve assemblies shall be installed in valve boxes as shown on drawings.
 2. Valve boxes to be installed with bolt down lids and stainless steel hardware. Boxes in turf–green, boxes in D.G. areas–tan.
- F. Controller – Size and type as shown on drawings, installed in accordance with the details and manufacturer's directions and in conformance with applicable local code requirements. Provide controller with lockable outdoor cabinet.

PART 3 - EXECUTION

- Piping and wiring under paving to be installed in separate sleeves. Locations, sizes, and condition of existing on site sleeving is not known. Contractor will be required to provide all sleeving required to complete work under this contract and cut, repair, replace, and seal pavement as required for installation of new sleeving to the approval of the Town of Gilbert.
13. **Water Supply and Point of Connection** – Water supply points of connection (existing) are shown on plans. Field verify location, size, condition, and proper operation prior to start of construction. Notify Owner's Representative of existing conditions detrimental to performing work under this contract.
- Field Quality Control**
 1. Flushing – after piping, risers, and valves are in place and connected but prior to installation of sprinkler heads, emitters, quick coupler assemblies, and air relief valves thoroughly flush piping system under full head of water pressure from dead end fittings. Maintain flushing for 5 minutes throughout furthest valves. Cap risers after flushing.
 2. Testing – Conduct test in the presence of the Owner's Representative. Arrange for presence of Owner's Representative 48 hours in advance of testing. Supply force pump and all other test equipment.
 - a. Prior to backfilling and after installation of all control valves, fill pressure supply line with water, and pressurize to 40 PSI over the designated static pressure or 150 PSI whichever is greater, for a period of 2 hours.
 - b. Test is acceptable if no leakage or loss of pressure is evident during test period
 - c. Detect and repair all leaks
 - d. Retest system until test pressure can be maintained for duration of test.
 - e. Pressure supply line may be backfilled after acceptable pressure test.
 - f. Before final acceptance, pressure supply line shall remain under pressure for a minimum period of 48 hours.
 3. Adjusting – Upon completion of installation, "fine tune" entire system by regulating valves, adjusting patterns and break up arms / screws, and setting pressure reducing valves at proper pressure to provide optimum and efficient coverage. Flush and adjust all sprinkler heads for optimum performance and to prevent over spray onto walks, roadways, buildings, and walls as much as possible. Heads of same type shall be operating at same pressure +/- 7%.
 - a. If it is determined that irrigation adjustments will provide proper and more adequate coverage, make such adjustments prior to final maintenance inspection as directed at no additional cost to Owner. Adjustments may also include changes in nozzle sizes, degrees of arc, and control valve throttling.
 - b. All sprinkler heads shall be set perpendicular to finish grade unless otherwise designated.
 - c. Adjust head heights and straighten heads as required.
 - d. Areas that do not conform to designated operation requirements due to unauthorized changes or poor installation practices shall be immediately corrected at no additional cost to the Owner.
 - e. Contractor is responsible to regularly fill in all settled trenches as required to maintain smooth even finished surface.
 4. Cleanup – Maintain continuous cleaning operation throughout duration of work. Legally dispose of, off-site, at no additional cost to Owner all trash or debris generated by installation of irrigation system.
 5. Substantial Completion Walkthrough
 - a. Arrange for presence of Owner's Representative 48 hours in advance of walkthrough.
 - b. Entire system shall be completely installed and operational prior to scheduling of walkthrough.
 - c. Operate each zone, in its entirety, for Owner's Representative at time of walk through to insure correction of all incomplete items.
 - d. Expose all drip emitters and micro spray devices under operation for observation by Owner's Representative to demonstrate that they are performing and installed as designed.
 - e. Submit As Built record drawings for review at time of Substantial Completion Walkthrough.
 - f. Owner's Representative shall generate punch list of items to be completed before granting substantial completion and initiating 90 day maintenance period.
 - g. Contractor shall furnish all materials and perform all work required to correct all inadequacies of coverage due to deviations from the Contract Documents and as directed by the Owner's Representative.
 6. Final Maintenance Inspection
 - a. One week prior to the end of the 90 day maintenance period a final inspection will be performed. Contractor shall show evidence that Owner has received all As Built Record drawings, accessories, charts, and equipment as required prior to scheduling final maintenance inspection. The same process will be followed as specified for the Substantial Completion Walkthrough. If, after this inspection, the Owner agrees that the irrigation system installation is acceptable, written Notice of Acceptance will be given to the Contractor, and Owner maintenance will commence. If, after this inspection, remedial work is required by the Contractor, Notice of Acceptance and the commencement of Owner maintenance will be delayed until all remedial work items are completed by the Contractor in a manner acceptable to the Owner's Representative.

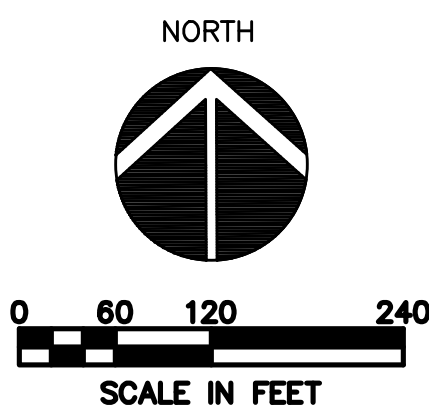
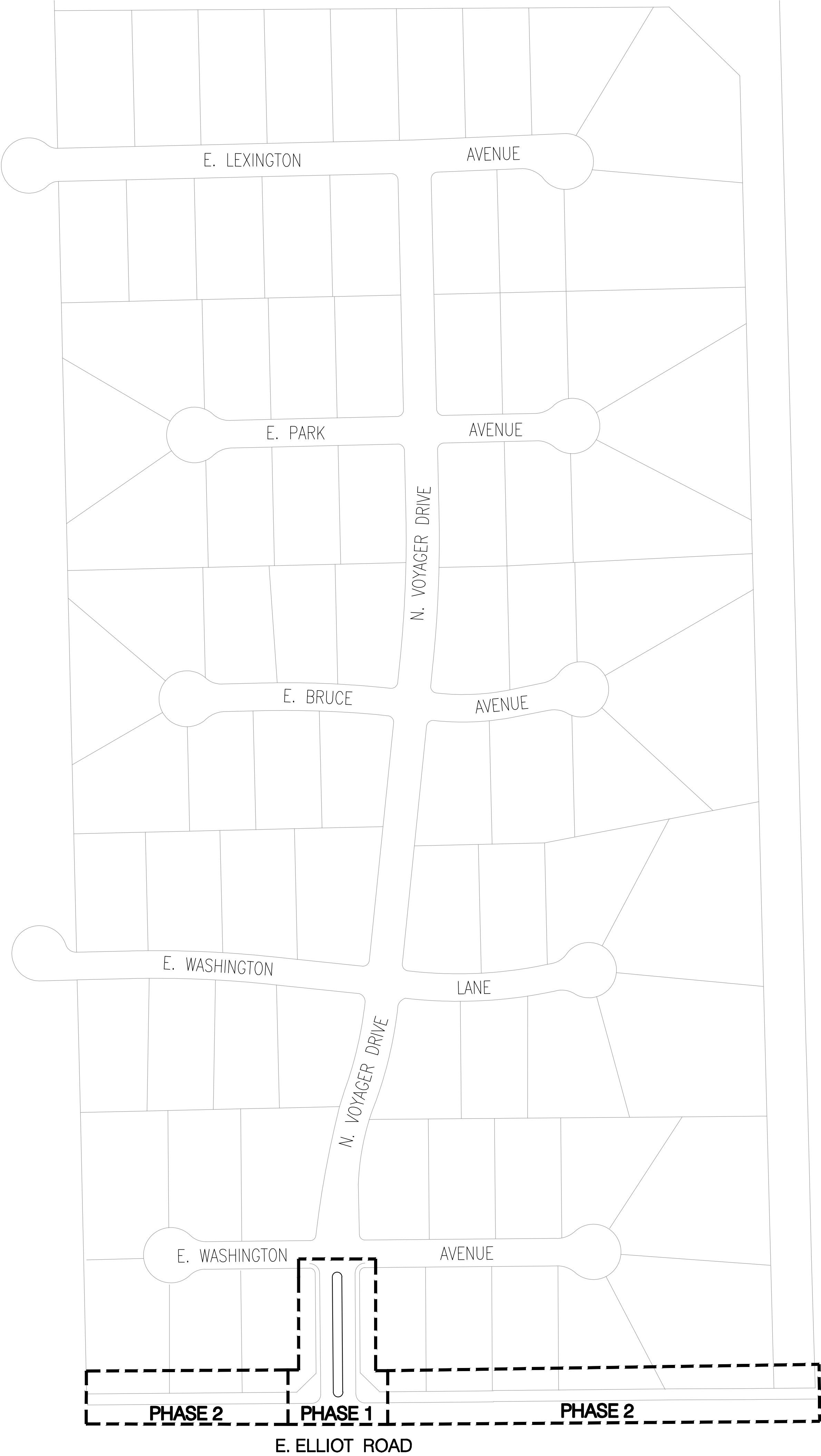
McCloskey ♦ Peltz, Inc.
LANDSCAPE ARCHITECTS
One West Elliot Road Suite 110
Tempe, Arizona 85284
Phone: (480) 838-4777
Fax: (480) 831-1774

PREPARED FOR: **Town of Gilbert**

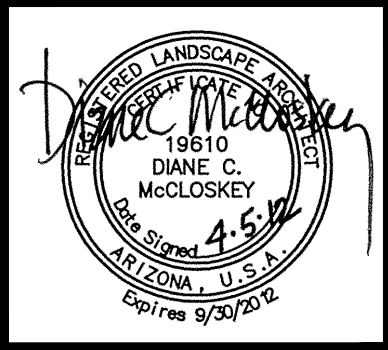
DRAWING NO.

L-9

SHEET **9** OF **10**



REVISIONS	
NO.	DESCRIPTION



McCloskey ♦ Peltz, Inc.
LANDSCAPE ARCHITECTS
One West Elliot Road Suite 110 Tempe, Arizona 85284
Phone: (480) 838-4777 Fax: (480) 831-1774

Phasing Plan
Parkway Improvement District 07-8
CIRCLE G RANCHES VII
PREPARED FOR: Town of Gilbert

DESIGNED BY: MPI
DRAWN BY: MPI
CHECKED BY: DCM
PROJECT NO: 06422
DATE: 4/2012

DRAWING NO.
L-10
SHEET 10 OF 10